

Executive Summary Report

Characteristics-Based Market Adjustment for 2007 Assessment Roll

Area Name / Number: Sea Tac / 96

Previous Physical Inspection: 2002

Improved Sales:

Number of Sales: 1039

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2006 Value	\$74,900	\$171,200	\$246,100	\$282,800	87.0%	15.50%
2007 Value	\$89,500	\$187,000	\$276,500	\$282,800	97.8%	15.50%
Change	+\$14,600	\$15,800	+\$30,400		+10.8%	0%
% Change	+19.50%	+9.2%	+12.4%		+12.4%	0%

*COV is a measure of uniformity; the lower the number the better the uniformity.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2006 Value	\$79,600	\$172,700	\$252,300
2007 Value	\$95,200	\$188,200	\$283,400
Percent Change	+19.6%	+9.0%	+12.3%

Number of one to three unit residences in the Population: 5966

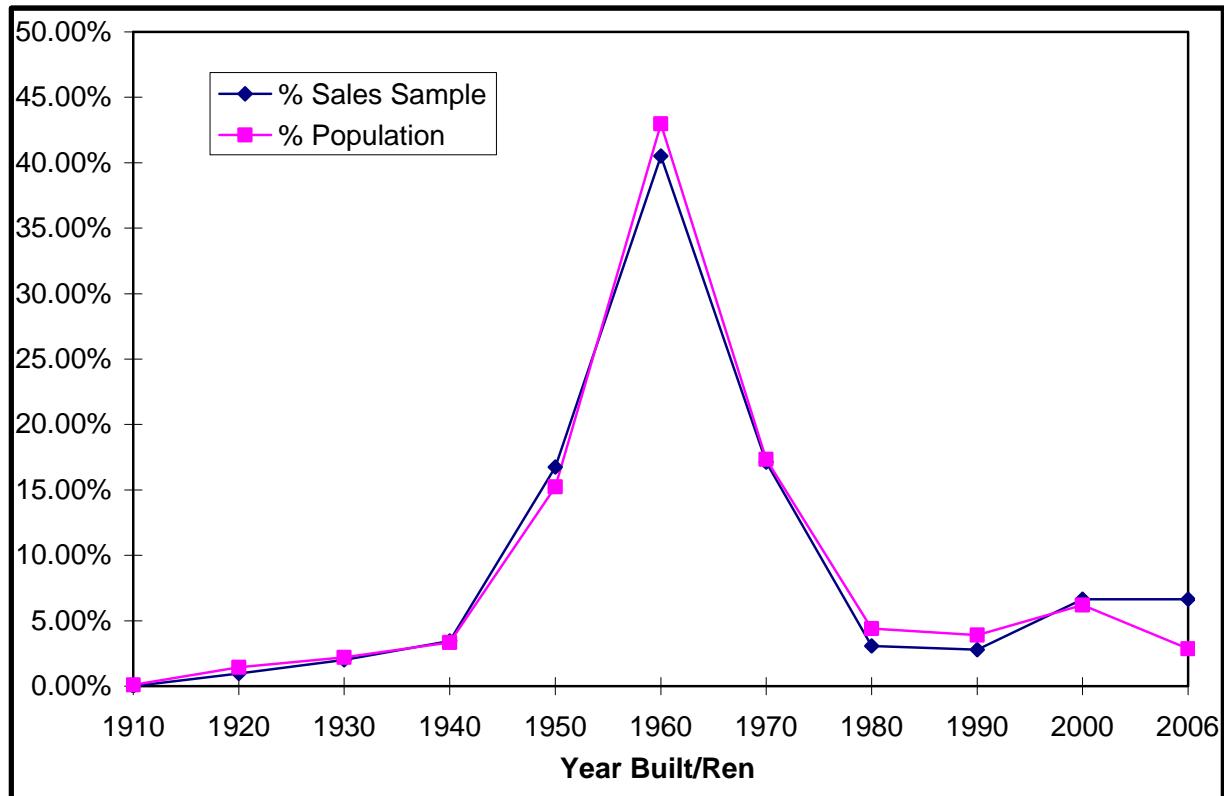
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. Although analysis was completed in NCSS and several models were considered, an overall factor was decided upon for this area in order to improve the level of assessments throughout the area.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	10	0.96%
1930	21	2.02%
1940	36	3.46%
1950	174	16.75%
1960	421	40.52%
1970	178	17.13%
1980	32	3.08%
1990	29	2.79%
2000	69	6.64%
2006	69	6.64%
	1039	

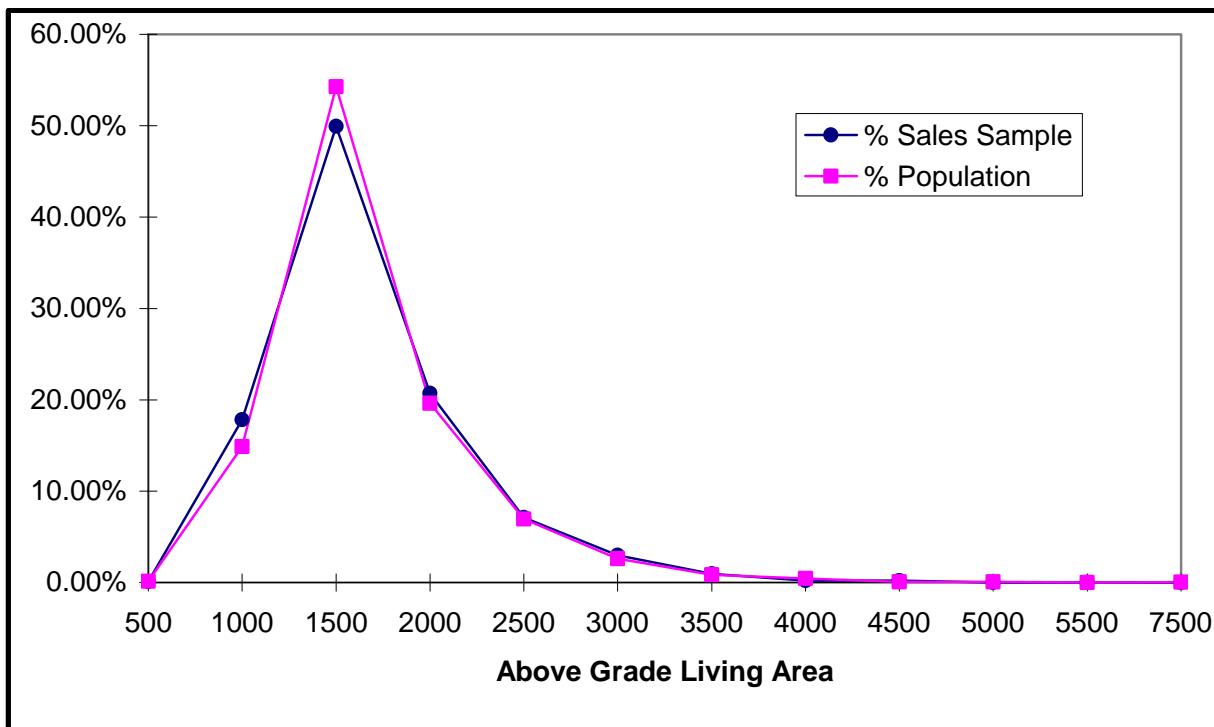
Population		
Year Built/Ren	Frequency	% Population
1910	6	0.10%
1920	86	1.44%
1930	131	2.20%
1940	199	3.34%
1950	909	15.24%
1960	2564	42.98%
1970	1035	17.35%
1980	263	4.41%
1990	233	3.91%
2000	369	6.19%
2006	171	2.87%
	5966	



Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

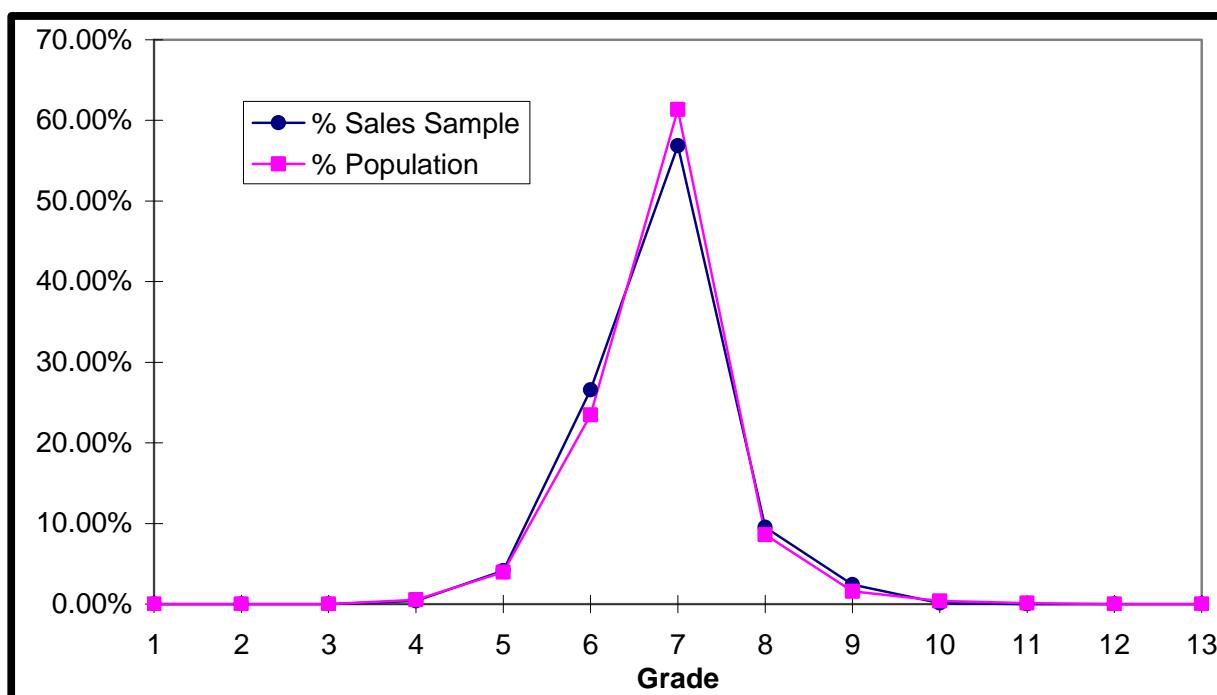
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	1	0.10%	500	9	0.15%
1000	185	17.81%	1000	888	14.88%
1500	519	49.95%	1500	3239	54.29%
2000	215	20.69%	2000	1171	19.63%
2500	74	7.12%	2500	414	6.94%
3000	31	2.98%	3000	156	2.61%
3500	10	0.96%	3500	50	0.84%
4000	2	0.19%	4000	27	0.45%
4500	2	0.19%	4500	5	0.08%
5000	0	0.00%	5000	4	0.07%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	3	0.05%
	1039			5966	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

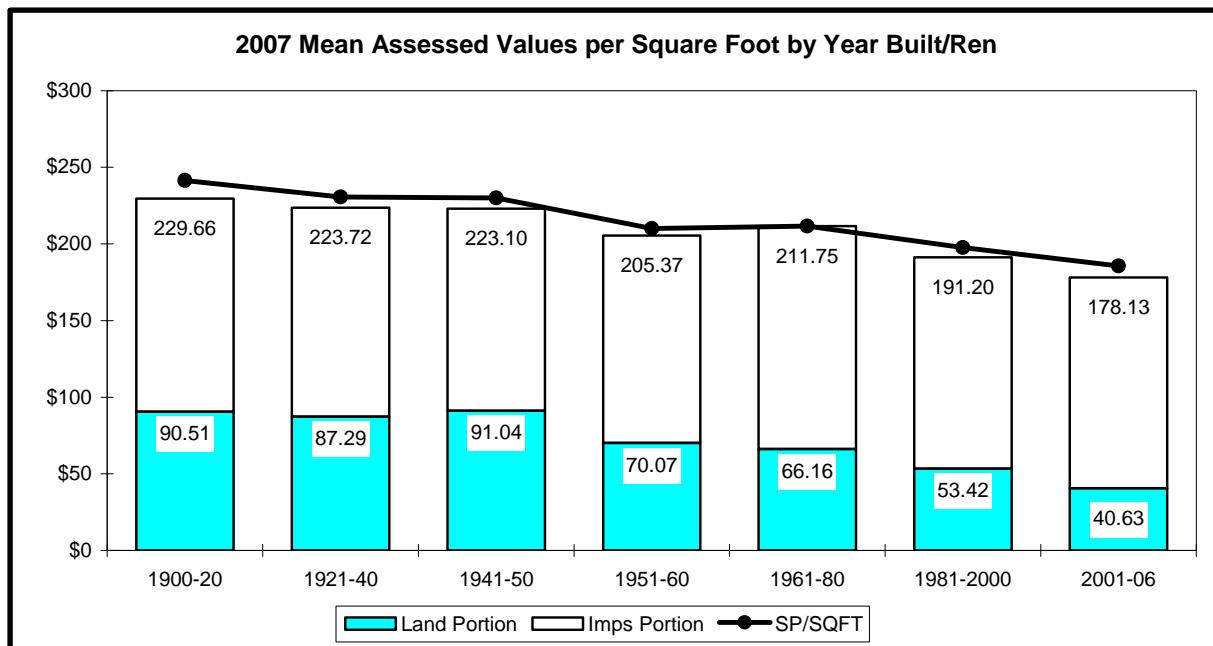
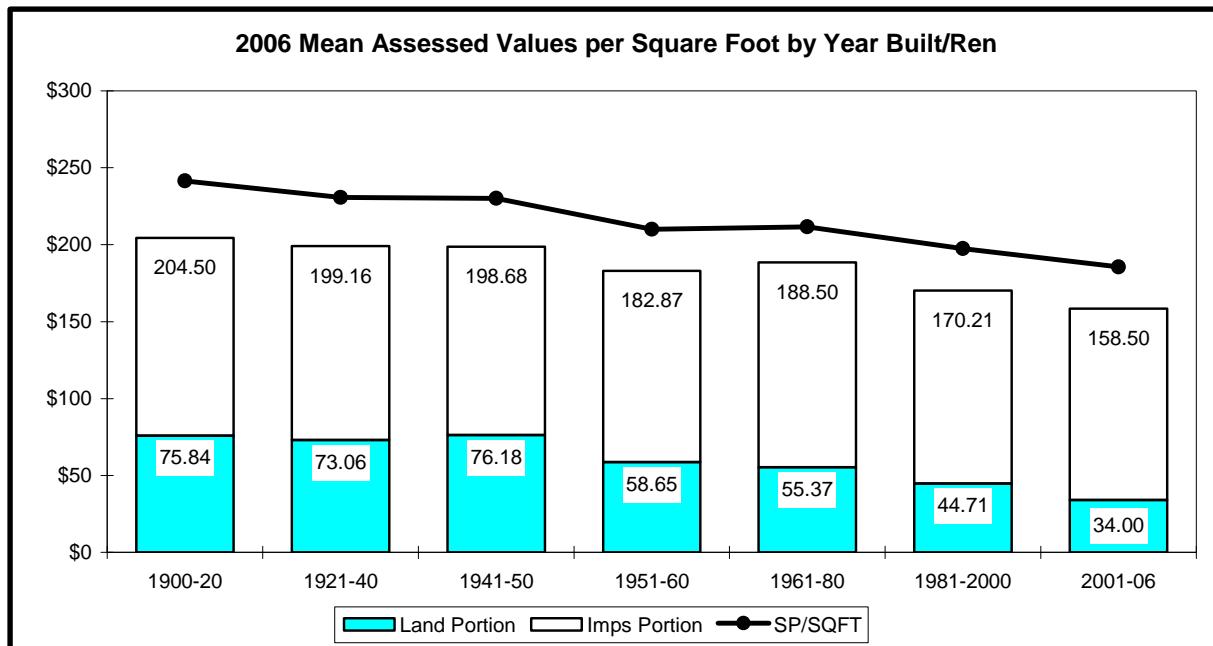
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	4	0.38%	4	32	0.54%
5	43	4.14%	5	237	3.97%
6	276	26.56%	6	1399	23.45%
7	591	56.88%	7	3661	61.36%
8	99	9.53%	8	513	8.60%
9	25	2.41%	9	93	1.56%
10	1	0.10%	10	24	0.40%
11	0	0.00%	11	6	0.10%
12	0	0.00%	12	1	0.02%
13	0	0.00%	13	0	0.00%
		1039			5966



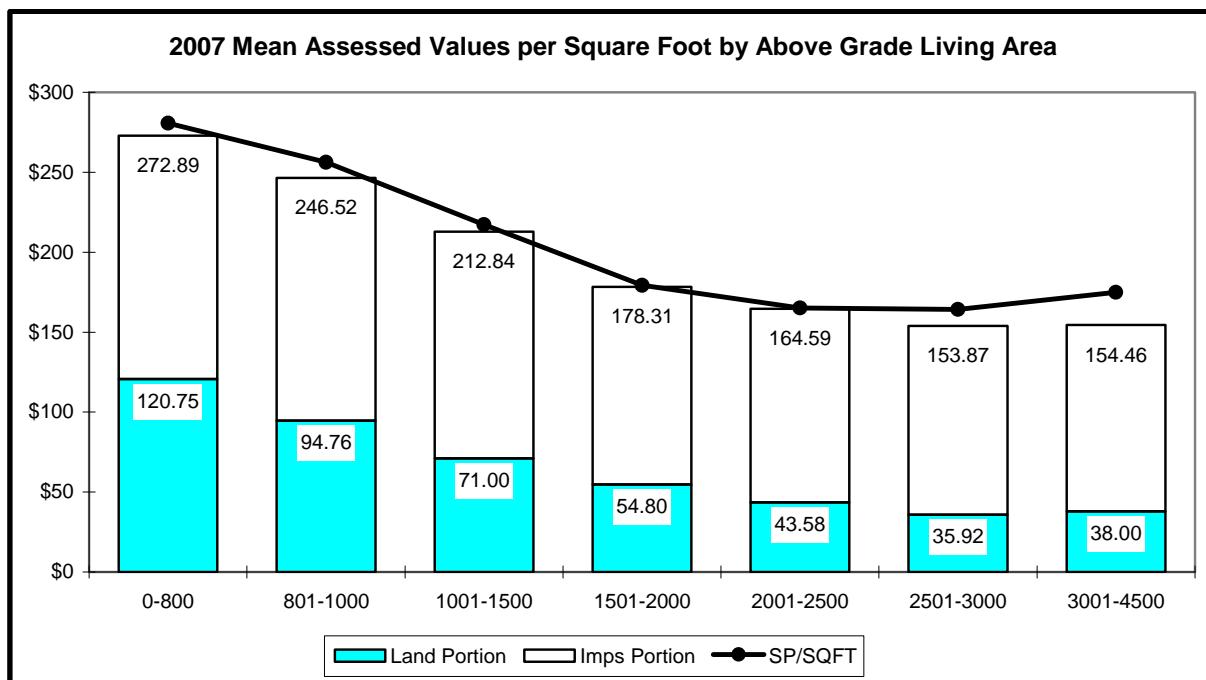
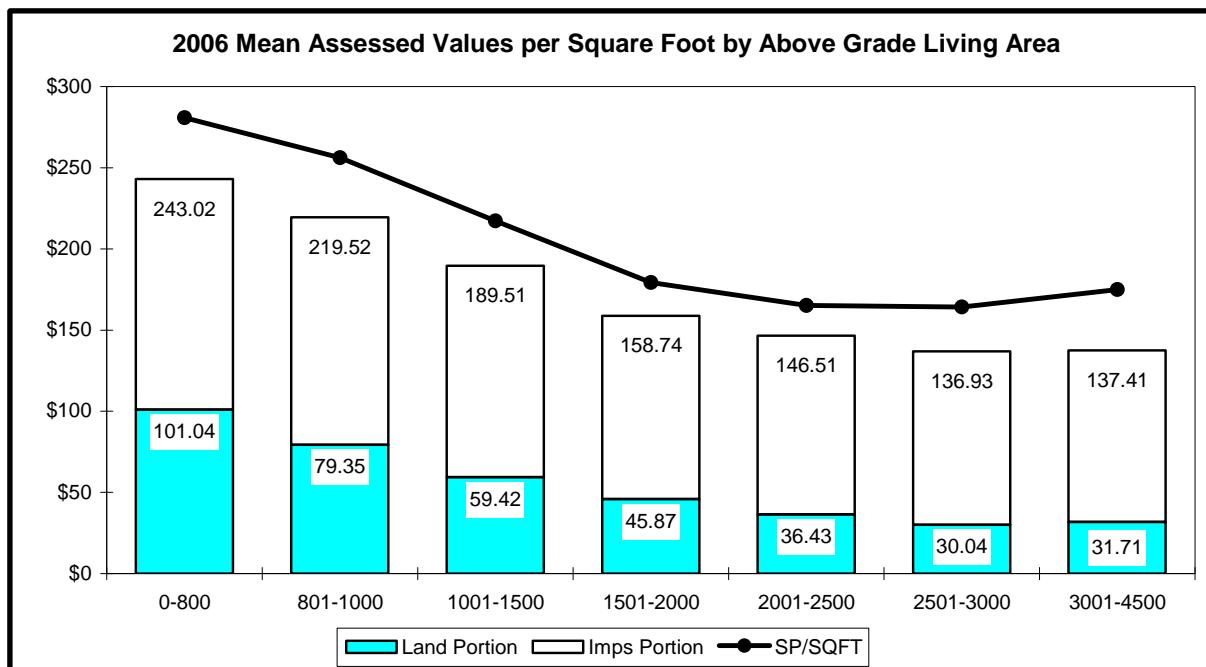
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values
By Year Built / Renovated**



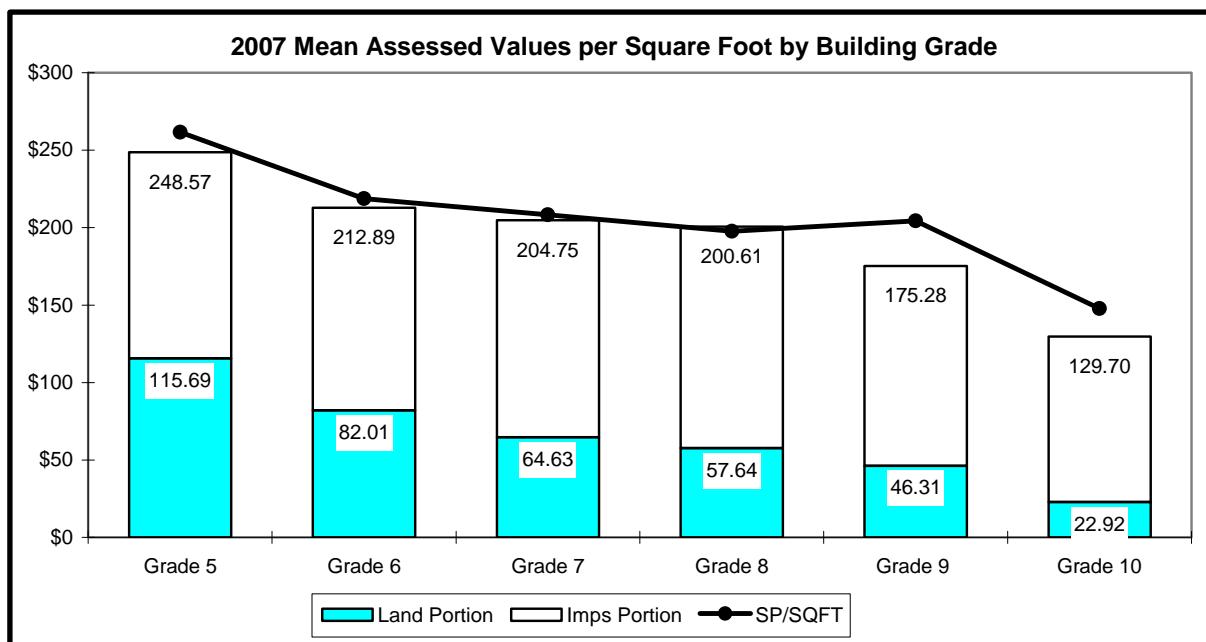
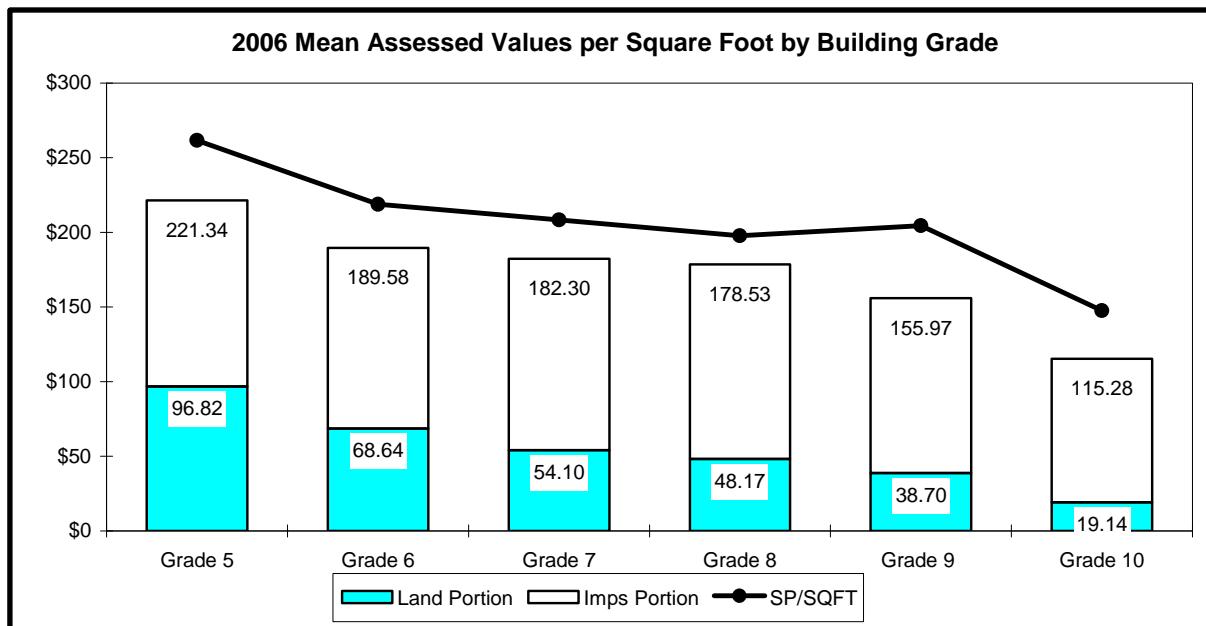
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2006 and 2007 Per Square Foot Values
By Above Grade Living Area**

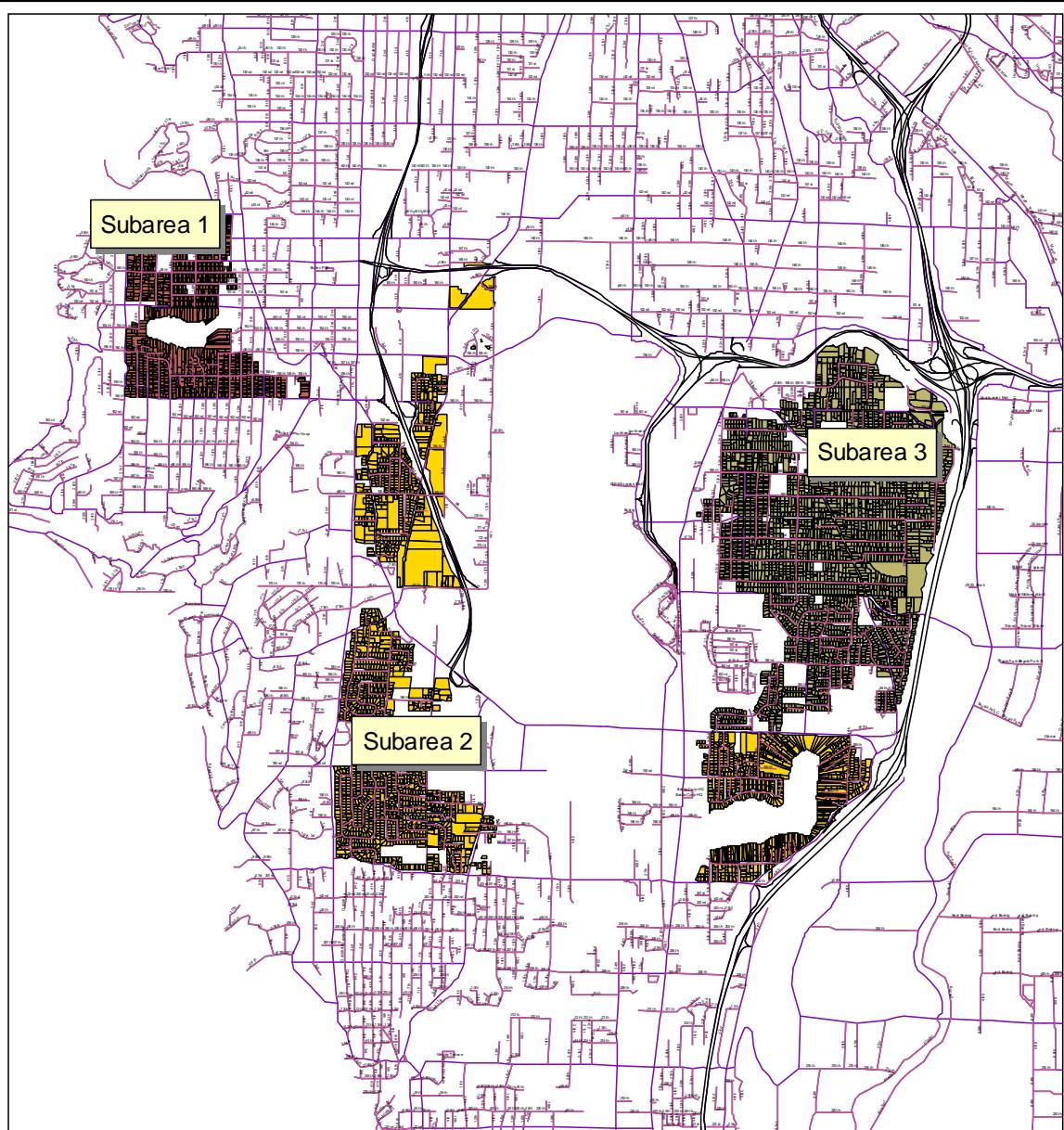


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values
By Building Grade***

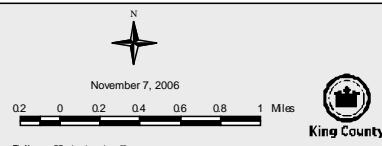


These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 96

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Legend

- | |
|--|
| King County Local Streets as defined by streets Newarea_96.shp |
| 001 |
| 002 |
| 003 |
| New freeways.shp |
| New streets.shp |

Annual Update Process

Data Utilized

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 14 usable land sales available in the area, and their 2006 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 20% increase in land assessments in the area for the 2007 Assessment Year. The formula is:

$$2007 \text{ Land Value} = 2006 \text{ Land Value} \times 1.20, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 1039 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable. No acceptable multiple regression was obtained.

Improved Parcel Update (continued)

The analysis results showed that no characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area.

The derived adjustment formula is:

$$2007 \text{ Total Value} = 2006 \text{ Total Value} \times 1.125$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2007 \text{ Improvements Value} = 2007 \text{ Total Value} - 2007 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2007 Land Value + Previous Improvement Value * 1.125)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2007 Land Value + Previous Improvement Value * 1.125).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * Any properties excluded from the annual up-date process are noted in RealProperty.
 - *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2007 \text{ Total Value} = 2007 \text{ Land Value} + \text{Previous Improvement Value} * 1.125, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 96 Annual Update Model Adjustments

2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

12.50%

Comments

The overall adjustment was the only adjustment applied. Based upon 1039 sales, all 5966 parcels would receive the 12.5% upwards adjustment.

Area 96 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.978.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
4	4	0.746	0.836	12.0%	0.557	1.116
5	43	0.853	0.958	12.3%	0.903	1.013
6	276	0.869	0.976	12.3%	0.957	0.995
7	591	0.875	0.982	12.3%	0.970	0.994
8	99	0.906	1.018	12.4%	0.990	1.045
9	25	0.751	0.844	12.4%	0.788	0.899
10	1	0.781	0.878	12.5%	N/A	N/A
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1920	10	0.858	0.963	12.3%	0.828	1.099
1921-1940	57	0.866	0.973	12.4%	0.924	1.023
1941-1950	174	0.865	0.971	12.3%	0.947	0.995
1951-1960	421	0.871	0.978	12.3%	0.963	0.993
1961-1980	210	0.892	1.002	12.3%	0.982	1.022
1981-2000	98	0.866	0.973	12.3%	0.943	1.003
2001-2006	69	0.841	0.945	12.4%	0.916	0.974
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Fair	17	0.889	0.998	12.3%	0.903	1.093
Average	639	0.865	0.971	12.3%	0.959	0.983
Good	345	0.879	0.988	12.3%	0.972	1.004
Very Good	38	0.877	0.985	12.3%	0.938	1.031
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	801	0.873	0.980	12.3%	0.969	0.991
1.5	91	0.852	0.957	12.3%	0.925	0.988
2	146	0.870	0.977	12.4%	0.956	0.999
3	1	0.957	1.074	12.3%	N/A	N/A

Area 96 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.978.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

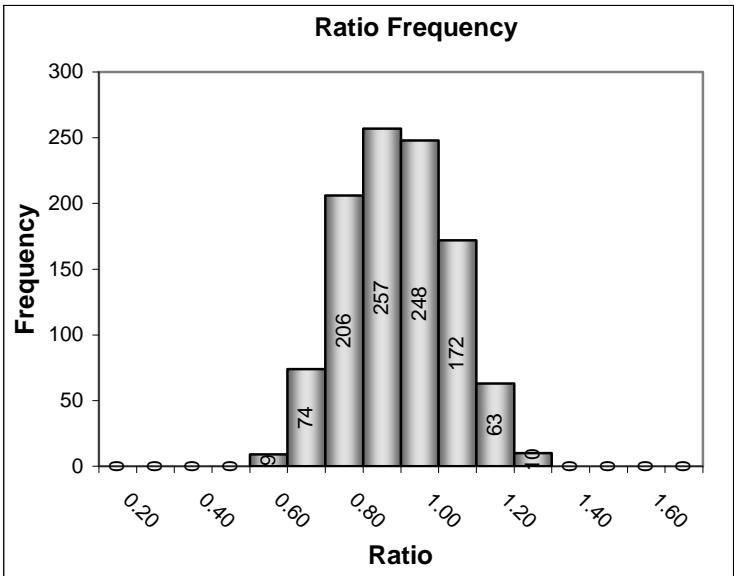
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<801	78	0.868	0.974	12.2%	0.936	1.012
801-1000	108	0.856	0.961	12.3%	0.932	0.991
1001-1500	519	0.872	0.979	12.3%	0.966	0.993
1501-2000	215	0.886	0.995	12.3%	0.975	1.016
2001-2500	74	0.887	0.997	12.3%	0.967	1.026
2501-3000	31	0.831	0.934	12.4%	0.883	0.985
3001-4500	14	0.782	0.879	12.4%	0.801	0.957
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	952	0.870	0.977	12.3%	0.968	0.987
Y	87	0.874	0.981	12.3%	0.950	1.013
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	1023	0.870	0.978	12.3%	0.968	0.987
Y	16	0.867	0.975	12.4%	0.894	1.055
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	147	0.881	0.990	12.3%	0.965	1.015
2	367	0.868	0.975	12.3%	0.960	0.991
3	525	0.869	0.975	12.3%	0.962	0.989
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
3000-5000	5	0.856	0.962	12.4%	0.680	1.243
5001-8000	205	0.867	0.974	12.3%	0.954	0.993
8001-12000	654	0.880	0.988	12.3%	0.977	1.000
12001-16000	100	0.849	0.954	12.3%	0.920	0.987
16001-20000	29	0.870	0.978	12.4%	0.929	1.026
20001-30000	35	0.845	0.949	12.3%	0.880	1.018
30001-220000	11	0.772	0.867	12.4%	0.731	1.004

Annual Update Ratio Study Report (Before)

2006 Assessments

District/Team: WC / Team 3	Lien Date: 01/01/2006	Date of Report: 6/5/2007	Sales Dates: 1/2004 - 12/2006
Area 96 / Sea Tac	Appr ID: RPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	1039		
Mean Assessed Value	246,100		
Mean Sales Price	282,800		
Standard Deviation AV	66,766		
Standard Deviation SP	90,739		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.892		
Median Ratio	0.888		
Weighted Mean Ratio	0.870		
UNIFORMITY			
Lowest ratio	0.545		
Highest ratio:	1.248		
Coefficient of Dispersion	12.96%		
Standard Deviation	0.138		
Coefficient of Variation	15.50%		
Price Related Differential (PRD)	1.025		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.878		
Upper limit	0.903		
95% Confidence: Mean			
Lower limit	0.884		
Upper limit	0.901		
SAMPLE SIZE EVALUATION			
N (population size)	5966		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.138		
Recommended minimum:	31		
Actual sample size:	1039		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	529		
# ratios above mean:	510		
Z:	0.589		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



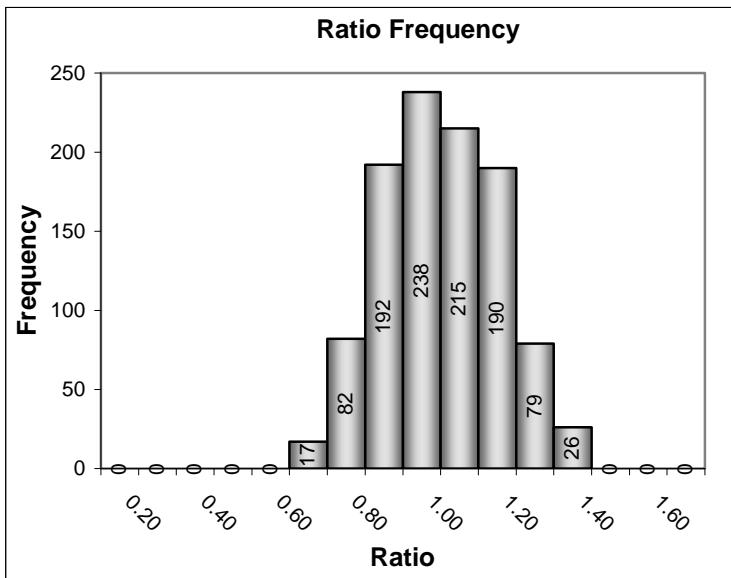
COMMENTS:

1 to 3 Unit Residences throughout Area 96

Annual Update Ratio Study Report (After)

2007 Assessments

District/Team: WC / Team 3	Lien Date: 01/01/2007	Date of Report: 6/5/2007	Sales Dates: 1/2004 - 12/2006
Area 96 / Sea Tac	Appr ID: RPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	1039		
Mean Assessed Value	276,500		
Mean Sales Price	282,800		
Standard Deviation AV	75,092		
Standard Deviation SP	90,739		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.002		
Median Ratio	0.997		
Weighted Mean Ratio	0.978		
UNIFORMITY			
Lowest ratio	0.612		
Highest ratio:	1.400		
Coefficient of Dispersion	12.96%		
Standard Deviation	0.155		
Coefficient of Variation	15.50%		
Price Related Differential (PRD)	1.025		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.985		
Upper limit	1.014		
95% Confidence: Mean			
Lower limit	0.993		
Upper limit	1.011		
SAMPLE SIZE EVALUATION			
N (population size)	5966		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.155		
Recommended minimum:	39		
Actual sample size:	1039		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	529		
# ratios above mean:	510		
Z:	0.589		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout Area 96

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	143080	0198	10/20/04	\$176,900	700	0	5	1947	4	4545	N	N	1256 SW 148TH ST
001	190000	0090	8/12/04	\$208,876	720	0	5	1925	5	7620	N	N	1044 SW 150TH ST
001	297080	0025	12/29/06	\$217,500	750	0	5	1918	5	5200	N	N	14419 11TH AVE SW
001	763580	0910	2/20/04	\$180,000	780	0	5	1946	4	13134	N	N	14917 16TH AVE SW
001	990000	0215	8/27/04	\$225,000	920	0	5	1932	5	8100	N	N	1250 SW 149TH ST
001	297080	0010	1/14/05	\$209,500	970	0	5	1937	4	5200	N	N	14407 11TH AVE SW
001	121800	0690	4/22/04	\$197,500	1090	0	5	1950	3	7633	N	N	15833 9TH AVE SW
001	121800	0125	10/24/06	\$325,000	1390	0	5	1915	4	7632	N	N	15626 10TH AVE SW
001	190060	0205	9/21/04	\$168,000	720	0	6	1924	4	8890	N	N	1204 SW 152ND ST
001	190060	0205	11/14/05	\$243,000	720	0	6	1924	4	8890	N	N	1204 SW 152ND ST
001	990000	0035	12/12/06	\$289,900	740	0	6	1918	3	8040	N	N	1439 SW 148TH ST
001	690220	0355	9/19/05	\$231,000	770	0	6	1942	4	7860	N	N	14620 12TH AVE SW
001	690220	0345	8/18/05	\$239,950	770	0	6	1942	4	7860	N	N	14626 12TH AVE SW
001	990000	0170	5/21/06	\$245,000	780	0	6	1943	4	8910	N	N	14803 12TH AVE SW
001	121900	0265	5/4/05	\$224,950	810	0	6	1947	4	7560	N	N	15808 7TH AVE SW
001	763580	0730	9/26/05	\$300,000	810	140	6	1920	4	19000	N	N	14915 18TH AVE SW
001	990000	0195	6/30/04	\$207,000	820	0	6	1943	4	8100	N	N	1226 SW 149TH ST
001	990000	0260	8/26/05	\$232,000	820	0	6	1942	3	6223	N	N	1248 SW 150TH ST
001	143080	0112	2/13/06	\$247,000	820	0	6	1948	4	6250	N	N	14624 16TH AVE SW
001	297080	0105	1/9/06	\$190,000	850	0	6	1952	2	5244	N	N	14436 12TH AVE SW
001	121800	0410	10/26/05	\$250,000	850	0	6	1948	4	7059	N	N	15802 12TH AVE SW
001	763580	0190	6/1/06	\$230,000	870	0	6	1941	3	8400	N	N	1802 SW 149TH ST
001	763580	0561	3/17/04	\$325,000	870	140	6	1939	5	9000	N	N	2015 SW 149TH ST
001	447640	0100	1/20/04	\$190,000	880	0	6	1956	4	11325	N	N	15609 20TH AVE SW
001	990000	0400	5/27/04	\$205,000	880	0	6	1939	4	8128	N	N	15024 14TH AVE SW
001	447640	0100	1/13/06	\$269,950	880	0	6	1956	4	11325	N	N	15609 20TH AVE SW
001	399020	0070	12/1/05	\$300,000	890	0	6	1942	4	19065	N	N	1512 SW 160TH ST
001	121800	0180	5/5/06	\$279,000	890	0	6	1945	2	7632	N	N	15633 9TH AVE SW
001	121800	0520	3/7/06	\$245,000	900	0	6	1949	4	7633	N	N	15814 11TH AVE SW
001	447640	0209	5/23/05	\$230,000	950	0	6	1959	3	8050	N	N	15625 19TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	192304	9069	4/8/04	\$207,000	1000	0	6	1924	4	6595	N	N	1232 SW 158TH ST
001	192304	9069	11/7/05	\$265,100	1000	0	6	1924	4	6595	N	N	1232 SW 158TH ST
001	990000	0205	8/21/06	\$288,500	1000	0	6	1943	3	8100	N	N	1238 SW 149TH ST
001	990000	0355	1/9/04	\$209,000	1010	0	6	1939	4	6223	N	N	1259 SW 150TH ST
001	990000	0355	5/26/06	\$315,000	1010	0	6	1939	4	6223	N	N	1259 SW 150TH ST
001	447640	0110	8/10/04	\$210,000	1060	0	6	1951	4	8625	N	N	1919 SW 156TH ST
001	143080	0008	11/17/05	\$273,000	1090	0	6	1937	4	10007	N	N	1425 SW 144TH PL
001	500600	0150	10/9/06	\$335,000	1100	0	6	1944	4	7906	N	N	1441 SW 151ST ST
001	500600	0190	12/30/04	\$229,950	1120	0	6	1944	4	7906	N	N	1434 SW 152ND ST
001	500600	0170	6/20/05	\$255,000	1130	0	6	1944	4	8308	N	N	1458 SW 152ND ST
001	143080	0138	6/8/05	\$250,600	1150	0	6	1945	3	7325	N	N	1233 SW 146TH ST
001	190060	0120	2/6/04	\$211,947	1160	0	6	1918	4	7015	N	N	15003 12TH AVE SW
001	143080	0115	3/24/04	\$201,050	1200	0	6	1937	4	12500	N	N	14614 16TH AVE SW
001	143080	0115	10/30/06	\$334,000	1200	0	6	1937	4	12500	N	N	14614 16TH AVE SW
001	763580	0680	7/30/04	\$210,000	1220	0	6	1926	4	11500	N	N	14965 18TH AVE SW
001	447640	0050	3/22/04	\$240,000	1250	430	6	1920	3	13032	N	N	15672 21ST AVE SW
001	500600	0185	6/11/04	\$241,400	1270	0	6	1944	4	7906	N	N	1440 SW 152ND ST
001	121800	0785	10/26/05	\$215,000	1310	0	6	1951	3	7106	N	N	15827 8TH AVE SW
001	399020	0105	9/6/05	\$270,000	1340	0	6	1954	3	9214	N	N	1404 SW 160TH ST
001	121800	0590	7/3/06	\$325,000	1370	0	6	1951	3	7633	N	N	15837 10TH AVE SW
001	297080	0082	11/22/04	\$217,500	1400	0	6	1960	5	4767	N	N	1114 SW 146TH ST
001	121800	0175	10/20/06	\$300,000	1460	0	6	1948	4	7632	N	N	15629 9TH AVE SW
001	121800	0780	4/25/05	\$275,950	1470	0	6	1918	4	7144	N	N	15821 8TH AVE SW
001	690220	0365	4/18/05	\$234,950	1530	0	6	1942	4	7860	N	N	14614 12TH AVE SW
001	500600	0105	6/7/05	\$220,000	1540	0	6	1944	3	8308	N	N	1457 SW 150TH ST
001	500600	0105	9/22/05	\$289,000	1540	0	6	1944	3	8308	N	N	1457 SW 150TH ST
001	933540	0080	1/9/06	\$388,000	1550	0	6	1954	5	7920	N	N	15827 16TH AVE SW
001	933540	0070	4/22/04	\$256,400	1570	0	6	1954	4	7920	N	N	15815 16TH AVE SW
001	990000	0410	11/21/06	\$415,500	1700	1110	6	1930	4	6181	N	N	15110 14TH AVE SW
001	763580	0421	5/25/04	\$299,900	1710	0	6	1934	5	10500	N	N	14932 21ST AVE SW
001	763580	0155	5/26/04	\$304,950	1710	0	6	1945	4	9560	N	N	14626 20TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	447640	0105	2/4/05	\$288,950	1740	0	6	1944	4	10872	N	N	2007 SW 156TH ST
001	242303	9133	6/23/04	\$339,500	1740	0	6	1923	4	8946	N	N	15450 21ST AVE SW
001	121900	0160	6/27/05	\$294,200	1750	0	6	1997	3	7560	N	N	15810 8TH AVE SW
001	121800	0445	9/21/04	\$247,000	1790	0	6	1942	4	7633	N	N	15844 12TH AVE SW
001	190060	0210	5/3/06	\$291,000	1820	0	6	1921	4	8890	N	N	1210 SW 152ND ST
001	447640	0080	8/4/05	\$255,000	1910	0	6	1995	3	9450	N	N	15661 20TH AVE SW
001	189940	0150	4/28/04	\$232,000	1910	0	6	1942	4	7620	N	N	1025 SW 149TH ST
001	189940	0150	5/31/06	\$316,000	1910	0	6	1942	4	7620	N	N	1025 SW 149TH ST
001	121800	0377	4/7/04	\$282,000	2000	0	6	1982	3	11448	N	N	15633 11TH AVE SW
001	143080	0075	10/10/06	\$375,000	2150	0	6	1940	3	14000	N	N	1446 SW 148TH ST
001	121900	0252	11/9/04	\$254,000	800	800	7	1947	4	7560	N	N	623 SW 158TH ST
001	297080	0144	2/3/06	\$264,500	970	480	7	1974	4	5200	N	N	1117 SW 144TH ST
001	143080	0216	12/12/05	\$330,000	970	900	7	1956	4	21140	N	N	14425 12TH AVE SW
001	990000	0427	7/19/05	\$245,000	1000	0	7	1946	3	6223	N	N	1246 SW 152ND ST
001	990000	0427	9/23/05	\$270,000	1000	0	7	1946	3	6223	N	N	1246 SW 152ND ST
001	763580	0460	6/27/06	\$400,000	1010	1010	7	1948	3	9500	N	N	14970 21ST AVE SW
001	143080	0124	5/12/05	\$265,000	1020	0	7	1957	3	13125	N	N	14620 14TH AVE SW
001	121900	0210	3/20/06	\$331,000	1020	1020	7	1961	3	7560	N	N	15847 7TH AVE SW
001	763580	0205	5/21/04	\$218,950	1030	0	7	1948	3	9500	N	N	14663 18TH AVE SW
001	143080	0162	8/1/05	\$235,000	1040	0	7	1956	4	8000	N	N	14633 12TH AVE SW
001	192304	9109	10/21/04	\$225,000	1070	0	7	1960	4	8469	N	N	15401 11TH AVE SW
001	192304	9109	10/26/06	\$306,750	1070	0	7	1960	4	8469	N	N	15401 11TH AVE SW
001	121800	0120	5/18/05	\$260,000	1080	790	7	1963	4	7632	N	N	15620 10TH AVE SW
001	933480	0155	6/30/04	\$236,000	1090	0	7	1951	4	8100	N	N	15662 19TH AVE SW
001	933480	0180	6/2/04	\$235,000	1180	0	7	1951	4	8100	N	N	15632 19TH AVE SW
001	297080	0080	8/14/06	\$282,500	1200	960	7	1953	4	5669	N	N	1122 SW 146TH ST
001	990000	0210	10/3/05	\$285,000	1200	0	7	1961	4	8100	N	N	1248 SW 149TH ST
001	121800	0455	9/15/05	\$280,000	1220	1220	7	1955	3	7071	N	N	1116 SW 160TH ST
001	447640	0045	11/3/06	\$285,925	1230	0	7	1953	3	11230	N	N	15664 21ST AVE SW
001	121800	0465	3/22/05	\$220,000	1250	0	7	1918	4	7633	N	N	15809 11TH AVE SW
001	990000	0220	4/26/05	\$249,000	1250	0	7	1957	3	8844	N	N	14822 14TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	933480	0145	2/17/04	\$225,000	1280	0	7	1951	3	8100	N	N	15672 19TH AVE SW
001	933540	0105	9/22/05	\$267,000	1290	0	7	1955	3	9570	N	N	1612 SW 160TH ST
001	399020	0006	10/23/06	\$314,000	1290	0	7	1953	4	9445	N	N	15803 12TH AVE S
001	121800	0190	8/30/06	\$306,000	1300	0	7	1954	4	7632	N	N	15643 9TH AVE SW
001	190060	0175	11/18/05	\$325,000	1320	0	7	1992	3	6596	N	N	1223 SW 151ST ST
001	933480	0060	8/10/06	\$355,150	1320	0	7	1951	4	8100	N	N	15651 18TH AVE SW
001	121900	0450	9/15/06	\$379,950	1330	800	7	2006	3	10738	N	N	15804 5TH AVE SW
001	763580	0310	3/12/04	\$256,000	1350	0	7	1958	4	8880	N	N	14660 21ST AVE SW
001	399000	0030	5/10/04	\$299,500	1370	750	7	1966	4	6900	N	N	1511 SW 158TH ST
001	690220	0335	10/3/05	\$298,350	1410	0	7	1997	3	7860	N	N	14632 12TH AVE SW
001	121800	0450	2/28/06	\$274,950	1420	0	7	1955	4	7191	N	N	15854 12TH AVE SW
001	121800	0290	3/7/05	\$300,500	1430	1140	7	1961	4	7632	N	N	15639 10TH AVE SW
001	933480	0115	7/19/05	\$273,500	1430	0	7	1949	4	8160	N	N	15912 19TH AVE SW
001	242303	9131	3/15/06	\$315,000	1430	0	7	1952	4	10508	N	N	15438 21ST AVE SW
001	447640	0170	11/29/05	\$309,950	1440	0	7	1960	4	7076	N	N	15683 19TH AVE SW
001	933480	0105	7/14/06	\$353,500	1460	0	7	1949	4	9900	N	N	1814 SW 160TH ST
001	121800	0710	3/17/05	\$224,000	1510	0	7	1955	4	6730	N	N	15857 9TH AVE SW
001	933540	0120	4/16/04	\$238,960	1510	0	7	1952	3	10400	N	N	15910 18TH AVE SW
001	143080	0211	3/11/05	\$284,000	1540	1160	7	1955	4	9464	N	N	1203 SW 144TH PL
001	763580	0781	7/22/05	\$297,800	1550	0	7	1975	4	7225	N	N	14938 18TH AVE SW
001	933540	0161	4/14/06	\$369,000	1550	0	7	1953	4	9200	N	N	15632 18TH AVE SW
001	763580	0891	3/4/05	\$270,000	1560	0	7	1953	4	16071	N	N	15005 16TH AVE SW
001	192304	9128	8/10/06	\$465,000	1560	700	7	1962	4	7798	N	N	15722 14TH PL SW
001	143080	0100	2/23/05	\$355,000	1600	0	7	1938	5	12500	N	N	14636 16TH AVE SW
001	190060	0230	12/7/05	\$365,500	1650	0	7	1951	4	8941	N	N	1238 SW 152ND ST
001	933480	0185	10/18/05	\$365,000	1670	0	7	1951	4	8100	N	N	15626 19TH AVE SW
001	447640	0171	3/29/04	\$220,090	1720	0	7	1960	3	7192	N	N	15689 19TH AVE SW
001	763580	0119	7/11/05	\$460,000	1750	1170	7	1920	4	6500	N	N	1607 SW 146TH ST
001	425000	0060	3/10/04	\$260,000	1810	0	7	1961	4	10150	N	N	15839 14TH AVE SW
001	121800	0800	7/15/04	\$289,950	1848	0	7	1942	5	10487	N	N	15845 8TH AVE SW
001	425000	0020	9/28/05	\$315,000	1850	0	7	1960	4	7253	N	N	15826 14TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	297080	0134	5/23/06	\$367,000	1940	0	7	2006	3	5249	N	N	14416 12TH AVE SW
001	121900	0340	6/7/05	\$525,000	1960	1100	7	1955	5	9628	N	N	15813 6TH AVE SW
001	933480	0030	12/20/04	\$339,500	2110	0	7	1951	4	8100	N	N	15615 18TH AVE SW
001	121900	0460	10/5/04	\$315,000	2170	0	7	1961	4	13330	N	N	15810 5TH AVE SW
001	121900	0460	12/29/06	\$346,000	2170	0	7	1961	4	13330	N	N	15810 5TH AVE SW
001	399020	0091	7/21/05	\$380,000	2170	0	7	1986	3	12190	N	N	1430 SW 160TH ST
001	763580	0352	4/28/06	\$489,000	2170	0	7	1997	3	7503	N	N	14639 20TH AVE SW
001	121800	0750	2/26/04	\$319,950	2340	0	7	2001	3	7633	N	N	15870 9TH AVE SW
001	763580	0130	8/17/05	\$579,950	2700	0	7	1949	5	12300	N	N	14604 20TH AVE SW
001	192304	9050	9/27/05	\$827,000	3310	0	7	1937	4	25966	Y	Y	1413 SW 152ND ST
001	399020	0125	4/13/05	\$356,000	930	930	8	2004	3	7400	N	N	1310 SW 160TH ST
001	399020	0125	10/4/06	\$406,318	930	930	8	2004	3	7400	N	N	1310 SW 160TH ST
001	763580	0270	9/7/06	\$495,000	1380	320	8	1972	4	12350	N	N	14608 21ST AVE SW
001	192304	9188	5/25/04	\$375,000	1400	610	8	1963	4	8400	N	N	15714 15TH PL SW
001	399020	0020	5/11/05	\$323,000	1680	0	8	1991	3	9244	N	N	1309 SW 158TH ST
001	192304	9379	11/9/04	\$386,500	1735	0	8	2004	3	9000	N	N	1438 SW 158TH ST
001	192304	9187	5/3/06	\$825,000	1750	860	8	1943	5	12650	Y	Y	1229 SW 152ND ST
001	192304	9036	4/29/04	\$374,950	1760	920	8	1960	4	15237	N	N	15721 14TH PL SW
001	143080	0264	4/29/04	\$339,900	2160	0	8	1993	3	7917	N	N	1333 SW 144TH PL
001	990000	0280	8/17/06	\$525,000	2850	0	8	2006	3	6550	N	N	1413 SW 149TH ST
001	242303	9101	10/29/04	\$675,000	3120	0	8	1986	4	19630	Y	Y	1811 SW 152ND ST
001	121800	0716	3/29/06	\$215,000	1990	0	9	2006	3	7105	N	N	825 SW 158TH ST
001	242303	9096	11/9/05	\$1,200,000	2860	0	9	1933	4	22200	Y	Y	15404 20TH AVE SW
001	763580	0133	8/11/05	\$725,000	4060	0	9	2005	3	13700	N	N	14612 20TH AVE SW
002	024600	0031	7/8/05	\$165,000	650	0	4	1942	5	8151	N	N	906 S 194TH ST
002	391740	0044	3/25/05	\$180,000	720	0	4	1970	4	4575	N	N	19816 1/2 DES MOINES MEMORIAL DR S
002	202304	9218	9/27/06	\$239,000	930	0	4	1932	3	7760	N	N	638 S 159TH ST
002	023800	0191	10/11/04	\$200,000	660	0	5	1941	4	20329	N	N	3740 S 188TH LN
002	292304	9167	7/13/04	\$209,000	740	0	5	1947	3	217800	N	N	17202 DES MOINES MEMORIAL DR S
002	292304	9489	2/25/04	\$225,000	1460	0	5	1976	3	9372	N	N	17207 DES MOINES MEMORIAL DR S
002	443800	0170	5/12/05	\$180,000	700	0	6	1953	3	6728	N	N	821 S 195TH ST

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	443800	0155	12/31/04	\$177,000	700	0	6	1953	3	7034	N	N	803 S 195TH ST
002	443800	0055	9/5/06	\$230,150	700	0	6	1953	4	7200	N	N	825 S 194TH ST
002	443800	0235	6/10/04	\$152,440	720	0	6	1953	3	6500	N	N	19410 10TH AVE S
002	443880	0150	8/19/05	\$213,000	720	0	6	1954	3	8932	N	N	344 S 184TH ST
002	443800	0005	7/11/06	\$228,000	720	0	6	1953	4	7397	N	N	802 S 194TH ST
002	443880	0045	7/24/06	\$250,000	720	0	6	1954	4	7200	N	N	313 S 185TH ST
002	443880	0180	8/17/05	\$250,000	720	0	6	1954	3	7200	N	N	308 S 184TH ST
002	443800	0235	10/16/06	\$242,000	720	0	6	1953	3	6500	N	N	19410 10TH AVE S
002	443800	0165	1/12/05	\$174,500	730	0	6	1953	3	6728	N	N	815 S 195TH ST
002	520620	0025	12/20/04	\$191,000	730	0	6	1953	3	10710	N	N	630 S 200TH ST
002	443880	0190	2/26/04	\$180,000	740	0	6	1954	3	7200	N	N	226 S 184TH ST
002	523580	0080	1/28/04	\$147,350	770	0	6	1954	3	9000	N	N	113 S 170TH ST
002	443880	0085	8/1/05	\$180,000	820	0	6	1954	3	8426	N	N	339 S 184TH ST
002	612240	0055	3/20/04	\$206,000	880	880	6	1952	4	8400	N	N	19210 3RD AVE S
002	023800	0202	3/16/06	\$275,000	880	0	6	1952	3	13187	N	N	3716 S 188TH LN
002	725000	0129	11/28/05	\$235,000	890	0	6	1940	3	8982	N	N	16203 DES MOINES MEMORIAL DR S
002	024000	0274	5/25/06	\$210,000	900	0	6	1943	4	12614	N	N	19815 35TH AVE S
002	725000	0081	2/22/05	\$230,000	910	910	6	2002	4	6711	N	N	612 S 162ND ST
002	443800	0010	9/12/06	\$240,000	910	0	6	1953	4	7150	N	N	808 S 194TH ST
002	725000	0081	3/28/06	\$275,400	910	910	6	2002	4	6711	N	N	612 S 162ND ST
002	322304	9273	3/3/06	\$190,000	940	0	6	1947	3	12012	N	N	212 S NORMANDY RD
002	023800	0187	5/23/06	\$228,600	960	0	6	1948	2	7860	N	N	3725 S 188TH ST
002	161440	0025	5/16/05	\$217,000	960	0	6	1953	3	7800	N	N	3032 S 200TH ST
002	443800	0025	10/13/05	\$228,250	960	0	6	1953	3	7150	N	N	826 S 194TH ST
002	443800	0020	10/18/04	\$188,800	990	0	6	1953	3	7150	N	N	820 S 194TH ST
002	612300	0090	8/25/05	\$235,000	1030	0	6	1952	3	8223	N	N	19512 3RD AVE S
002	322304	9142	9/13/05	\$228,500	1040	0	6	1950	3	10000	N	N	404 S 192ND ST
002	161440	0030	11/24/04	\$188,500	1080	0	6	1953	3	9088	N	N	3028 S 200TH ST
002	161440	0030	6/2/06	\$237,000	1080	0	6	1953	3	9088	N	N	3028 S 200TH ST
002	443800	0085	7/6/06	\$256,000	1090	0	6	1953	3	7039	N	N	19411 10TH AVE S
002	322304	9162	4/10/06	\$269,950	1110	0	6	1951	4	8446	N	N	18853 8TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	725000	0095	7/31/06	\$270,000	1120	0	6	1941	3	8852	N	N	16049 DES MOINES MEMORIAL DR S
002	391740	0100	8/9/05	\$260,450	1160	0	6	1956	3	9188	N	N	19816 DES MOINES MEMORIAL DR S
002	725000	0079	6/6/05	\$250,000	1200	1200	6	1986	3	7590	N	N	16034 7TH CT S
002	443800	0035	8/26/05	\$272,000	1310	0	6	1990	3	6362	N	N	801 S 194TH ST
002	443800	0050	6/11/04	\$206,520	1320	0	6	1953	3	7200	N	N	819 S 194TH ST
002	161440	0010	8/17/06	\$219,990	1330	0	6	1954	4	7800	N	N	3052 S 200TH ST
002	024000	0041	10/25/04	\$250,000	1340	380	6	1978	4	11000	Y	N	19712 41ST AVE S
002	612300	0085	12/20/04	\$196,500	1410	0	6	1952	4	10250	N	N	19504 3RD AVE S
002	042204	9178	5/10/05	\$205,000	1420	0	6	1954	3	9600	N	N	19831 32ND AVE S
002	725000	0110	8/1/06	\$277,000	1440	0	6	1982	3	8660	N	N	16028 7TH CT S
002	443880	0040	6/1/05	\$279,000	1520	0	6	1954	4	7514	N	N	307 S 185TH ST
002	202304	9146	5/26/05	\$195,000	1620	0	6	1939	4	10575	N	N	15805 DES MOINES MEMORIAL DR S
002	052204	9050	8/31/05	\$290,000	1620	0	6	1991	3	29185	N	N	19526 8TH AVE S
002	202304	9146	8/7/06	\$299,200	1620	0	6	1939	4	10575	N	N	15805 DES MOINES MEMORIAL DR S
002	052204	9008	3/9/05	\$201,500	1830	0	6	1948	4	9583	N	N	19628 8TH AVE S
002	023900	0060	10/12/05	\$572,000	2190	800	6	1952	4	37229	Y	Y	4511 S 193RD PL
002	023900	0030	4/15/05	\$298,800	2240	0	6	1944	4	13071	N	N	4551 S 192ND LN
002	955880	0120	6/14/04	\$187,500	790	0	7	1954	4	9932	N	N	175 S 187TH ST
002	955820	0270	12/15/05	\$214,900	890	0	7	1954	3	10494	N	N	217 S 186TH ST
002	507150	0060	1/22/04	\$185,000	940	0	7	1966	3	8087	N	N	631 S 188TH ST
002	612390	0160	1/23/04	\$220,000	950	470	7	1960	3	9261	N	N	425 S 193RD ST
002	612390	0060	9/16/04	\$220,000	970	0	7	1960	4	9353	N	N	19234 5TH AVE S
002	322304	9261	12/27/04	\$219,500	970	0	7	1966	3	8510	N	N	18442 4TH AVE S
002	024600	0020	1/6/06	\$227,500	970	0	7	1969	3	12890	N	N	820 S 193RD PL
002	612300	0380	4/17/06	\$267,000	970	0	7	1953	4	10147	N	N	315 S 193RD ST
002	322304	9262	4/28/06	\$273,000	970	0	7	1966	3	8242	N	N	18460 4TH AVE S
002	612120	0175	6/14/04	\$227,950	990	360	7	1953	3	10924	N	N	107 S 197TH ST
002	612360	0120	6/21/06	\$269,900	990	0	7	1953	3	10650	N	N	19804 4TH AVE S
002	612390	0140	10/12/06	\$325,000	990	0	7	1960	3	8625	N	N	426 S 193RD ST
002	023640	0330	1/15/04	\$180,000	1000	0	7	1959	3	7344	N	N	18810 33RD AVE S
002	524540	0190	7/25/05	\$235,000	1010	0	7	1955	3	8804	N	N	609 S 198TH ST

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	254650	0090	9/7/05	\$254,500	1010	0	7	1965	3	14175	N	N	1018 S 198TH PL
002	612240	0010	6/30/06	\$314,000	1010	500	7	1953	3	8400	N	N	19211 3RD AVE S
002	524560	0100	8/16/06	\$295,000	1010	0	7	1955	3	9364	N	N	19620 10TH AVE S
002	670600	0140	4/13/06	\$278,000	1020	0	7	1959	4	11220	N	N	520 S 200TH ST
002	023900	0511	8/23/04	\$185,000	1030	0	7	1960	4	9750	N	N	19230 46TH AVE S
002	612360	0140	11/3/04	\$206,500	1030	0	7	1953	4	8408	N	N	19836 4TH AVE S
002	207680	0050	7/6/04	\$206,000	1040	220	7	1959	3	8632	N	N	18935 47TH AVE S
002	023800	0010	11/15/04	\$199,950	1040	0	7	1967	3	11662	N	N	4533 S 190TH LN
002	612380	0060	4/8/04	\$229,425	1040	1010	7	1958	3	8129	N	N	19234 4TH AVE S
002	023800	0010	7/8/05	\$235,000	1040	0	7	1967	3	11662	N	N	4533 S 190TH LN
002	612380	0055	8/2/06	\$335,500	1040	430	7	1958	4	8550	N	N	19230 4TH AVE S
002	052204	9131	1/19/06	\$333,000	1040	240	7	1961	3	11524	N	N	401 S 192ND ST
002	201500	0010	4/27/06	\$317,950	1050	1000	7	1963	3	9181	N	N	404 S 188TH ST
002	085420	0005	3/14/05	\$255,000	1060	290	7	1958	3	14450	N	N	16429 3RD AVE S
002	612360	0020	7/13/06	\$299,950	1060	580	7	1954	3	8100	N	N	128 S 199TH ST
002	784420	0160	2/25/04	\$235,100	1070	540	7	1954	3	9375	N	N	19218 34TH AVE S
002	322304	9248	6/17/04	\$205,950	1070	0	7	1965	3	8425	N	N	18447 8TH AVE S
002	322304	9245	1/6/05	\$220,000	1070	0	7	1965	3	8425	N	N	18437 8TH AVE S
002	507150	0030	5/8/06	\$242,000	1070	0	7	1966	3	8087	N	N	651 S 188TH ST
002	507160	0020	6/20/05	\$289,950	1070	1070	7	1967	3	8825	N	N	412 S 181ST ST
002	207680	0060	3/25/05	\$220,000	1080	450	7	1959	3	8632	N	N	19001 47TH AVE S
002	207680	0160	7/7/05	\$262,500	1080	380	7	1959	3	10479	N	N	19018 47TH AVE S
002	322304	9148	5/25/05	\$274,000	1080	500	7	1979	3	8700	N	N	322 S 180TH CT
002	865200	0020	3/6/06	\$230,000	1080	0	7	1961	3	12944	N	N	18720 4TH AVE S
002	612120	0155	5/18/04	\$220,000	1090	1090	7	1952	3	8510	N	N	19620 OCCIDENTAL AVE S
002	725000	0086	12/3/04	\$233,700	1090	600	7	1965	3	9700	N	N	608 S 162ND ST
002	778990	0050	3/2/05	\$245,000	1090	0	7	1955	3	9170	N	N	624 S 195TH ST
002	725000	0125	3/31/05	\$320,000	1090	0	7	1942	4	14328	N	N	455 S 162ND ST
002	024000	0405	10/17/05	\$254,400	1100	0	7	1960	3	8500	N	N	3512 S 200TH ST
002	023900	0400	9/28/05	\$180,000	1110	0	7	1960	2	6990	Y	N	19424 MILITARY RD
002	670600	0090	10/21/05	\$290,000	1110	880	7	1961	3	9261	N	N	19812 5TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	023900	0400	12/27/06	\$276,450	1110	0	7	1960	2	6990	Y	N	19424 MILITARY RD
002	612120	0050	12/1/06	\$335,000	1110	420	7	1954	3	9750	N	N	19375 OCCIDENTAL AVE S
002	955780	0050	6/12/06	\$301,500	1120	0	7	1965	4	10833	N	N	18604 7TH AVE S
002	795760	0175	2/1/05	\$250,000	1130	0	7	1954	4	8330	N	N	19256 2ND AVE S
002	795760	0175	11/30/05	\$275,000	1130	0	7	1954	4	8330	N	N	19256 2ND AVE S
002	507150	0040	11/29/05	\$265,000	1140	0	7	1966	3	8791	N	N	643 S 188TH ST
002	955880	0030	8/24/06	\$275,000	1140	0	7	1954	3	8400	N	N	18719 OCCIDENTAL AVE S
002	322304	9161	6/1/06	\$320,000	1140	420	7	1954	3	8317	N	N	18063 OCCIDENTAL AVE S
002	350980	0130	1/27/04	\$239,000	1150	900	7	1963	3	8332	N	N	716 S 192ND ST
002	085380	0145	6/30/04	\$219,000	1150	0	7	1955	3	8533	N	N	16528 5TH AVE S
002	023800	0075	11/4/04	\$253,000	1150	0	7	1999	3	10614	Y	N	4412 S 189TH ST
002	023660	0150	7/2/04	\$260,000	1150	350	7	1962	4	8928	N	N	3441 S 191ST ST
002	612120	0075	6/28/04	\$268,450	1150	1150	7	1959	3	9970	N	N	19613 OCCIDENTAL AVE S
002	612380	0025	11/24/04	\$257,000	1150	370	7	1958	3	10428	N	N	19229 4TH AVE S
002	085380	0145	11/9/05	\$264,950	1150	0	7	1955	3	8533	N	N	16528 5TH AVE S
002	121470	0150	6/16/06	\$375,000	1150	1000	7	1963	3	8188	N	N	15806 5TH PLS
002	612300	0115	6/16/04	\$218,500	1160	0	7	1953	3	9579	N	N	19554 3RD AVE S
002	322304	9225	8/3/04	\$253,500	1160	300	7	1962	4	9057	N	N	225 S NORMANDY RD
002	023650	0170	2/23/06	\$285,000	1160	320	7	1960	3	8874	N	N	18926 34TH AVE S
002	524540	0240	1/26/06	\$279,000	1160	0	7	1955	4	9375	N	N	19629 5TH AVE S
002	052204	9143	12/8/04	\$211,525	1170	0	7	1963	4	8276	N	N	812 S 196TH ST
002	943240	0020	1/25/05	\$200,000	1170	0	7	1951	4	11400	N	N	16421 DES MOINES MEMORIAL DR S
002	955820	0020	9/24/04	\$250,500	1170	400	7	1954	4	9088	N	N	18407 OCCIDENTAL AVE S
002	784420	0485	8/22/05	\$334,500	1170	580	7	1984	3	8233	N	N	3708 S 194TH ST
002	612300	0110	3/23/05	\$227,000	1180	0	7	1953	3	9685	N	N	19550 3RD AVE S
002	612100	0110	1/27/06	\$268,000	1180	0	7	1960	3	9048	N	N	454 S 190TH ST
002	612120	0025	9/18/06	\$318,900	1180	340	7	1953	4	9750	N	N	19335 OCCIDENTAL AVE S
002	612360	0115	10/14/04	\$165,000	1190	0	7	1953	3	15236	N	N	336 S 198TH ST
002	612300	0025	6/29/04	\$199,750	1190	0	7	1954	3	9750	N	N	19527 2ND AVE S
002	024600	0042	6/11/04	\$235,000	1190	1160	7	1968	3	8466	N	N	1010 10TH PLS
002	085400	0290	6/23/05	\$259,950	1200	960	7	1955	5	8395	N	N	16505 4TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	121470	0040	2/4/04	\$294,000	1200	960	7	1963	3	8547	N	N	15831 5TH PLS
002	085400	0300	7/18/05	\$284,500	1200	340	7	1955	3	8859	N	N	16501 4TH AVE S
002	023800	0041	6/6/06	\$335,000	1200	1200	7	1963	3	13299	N	N	4421 S 190TH PL
002	121470	0040	5/25/06	\$408,000	1200	960	7	1963	3	8547	N	N	15831 5TH PLS
002	612120	0045	9/10/05	\$230,000	1210	0	7	1954	3	9750	N	N	19367 OCCIDENTAL AVE S
002	207640	0040	2/3/04	\$238,000	1220	600	7	1959	4	9600	Y	N	18936 46TH AVE S
002	795760	0130	10/26/04	\$225,000	1220	0	7	1954	3	10005	N	N	167 S 192ND PL
002	322304	9210	4/12/06	\$206,000	1220	0	7	1961	3	11628	N	N	208 S NORMANDY RD
002	207640	0040	12/26/06	\$300,000	1220	600	7	1959	4	9600	Y	N	18936 46TH AVE S
002	523640	0070	3/15/05	\$292,000	1220	610	7	1957	3	9769	N	N	229 S 171ST ST
002	121470	0200	9/28/05	\$340,500	1220	1220	7	1964	3	8424	N	N	15846 5TH PLS
002	207640	0025	4/8/05	\$191,000	1230	0	7	1957	3	9600	N	N	18912 46TH AVE S
002	292304	9466	7/19/04	\$242,500	1230	0	7	1950	4	9583	N	N	16833 AMBAUM BLVD S
002	024600	0037	7/27/05	\$251,101	1240	250	7	1956	3	8099	N	N	922 S 194TH ST
002	085380	0040	2/7/05	\$288,500	1240	410	7	1955	4	9341	N	N	16546 4TH AVE S
002	612240	0005	8/31/04	\$244,900	1240	0	7	1953	3	8668	N	N	19203 3RD AVE S
002	322304	9243	5/10/06	\$307,000	1240	590	7	1965	3	9217	N	N	241 S NORMANDY RD
002	955880	0070	5/20/05	\$243,000	1250	0	7	1955	3	8750	N	N	216 S 187TH ST
002	507150	0150	7/26/05	\$260,000	1250	0	7	1966	4	8790	N	N	630 S 188TH ST
002	023620	0090	1/17/06	\$304,100	1250	650	7	1976	3	7107	N	N	3726 S 189TH PL
002	023900	0525	9/24/04	\$228,000	1260	0	7	1951	4	14902	Y	N	19275 MILITARY RD S
002	100100	0040	3/22/06	\$265,000	1260	0	7	1955	4	7224	N	N	3050 S 190TH ST
002	085420	0015	11/9/05	\$390,000	1260	450	7	1958	4	34900	N	N	300 S 165TH ST
002	278140	0030	2/13/06	\$379,000	1260	0	7	1947	3	11805	N	N	644 S 189TH ST
002	023800	0242	2/4/05	\$255,000	1270	850	7	1967	3	9005	N	N	3717 S 189TH PL
002	085400	0135	11/8/04	\$237,500	1270	0	7	1956	3	7550	N	N	16724 2ND PL S
002	955880	0145	5/10/05	\$210,000	1270	0	7	1954	3	8450	N	N	229 S 187TH ST
002	524560	0010	5/19/04	\$213,050	1270	0	7	1955	3	9087	N	N	811 S 196TH ST
002	121470	0190	12/2/04	\$299,900	1270	1180	7	1964	3	8424	N	N	15838 5TH PLS
002	507400	0250	1/5/05	\$299,000	1270	1140	7	1961	3	11040	N	N	211 S 183RD ST
002	523580	0065	6/10/05	\$300,000	1270	500	7	1962	3	6000	N	N	131 S 170TH ST

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	023660	0050	10/27/04	\$245,000	1280	410	7	1963	3	7287	N	N	18957 34TH PL S
002	955820	0190	4/24/06	\$227,500	1280	0	7	1954	4	9475	N	N	234 S 186TH ST
002	023640	0190	8/9/06	\$281,000	1280	400	7	1959	3	7776	N	N	3320 S 192ND ST
002	612300	0005	10/15/04	\$272,000	1280	0	7	1953	4	9950	N	N	140 S 196TH ST
002	955820	0125	3/3/06	\$269,000	1280	0	7	1954	3	8418	N	N	18414 OCCIDENTAL AVE S
002	507400	0035	2/16/05	\$299,000	1290	500	7	1962	4	16800	Y	N	18303 OCCIDENTAL AVE S
002	023640	0110	11/16/05	\$210,000	1290	0	7	1959	3	8800	N	N	18931 33RD AVE S
002	024000	0261	2/28/05	\$205,000	1290	0	7	1960	3	14853	Y	N	3414 S 200TH ST
002	955820	0100	12/17/04	\$250,000	1290	0	7	1954	4	9000	N	N	18439 2ND AVE S
002	024000	0370	8/9/05	\$298,000	1290	580	7	1964	3	8203	N	N	19914 33RD AVE S
002	023640	0090	1/25/06	\$265,000	1300	0	7	1959	3	8800	N	N	18915 33RD AVE S
002	201500	0260	6/27/05	\$301,950	1300	0	7	1961	3	9152	N	N	18830 5TH AVE S
002	523640	0085	10/6/06	\$315,000	1300	0	7	1957	4	9769	N	N	251 S 171ST ST
002	085400	0245	3/23/04	\$216,000	1310	0	7	1955	3	8395	N	N	16555 4TH AVE S
002	024000	0425	7/9/04	\$317,000	1310	960	7	1949	3	24980	N	N	3545 S 198TH ST
002	024000	0270	5/6/04	\$300,000	1320	1280	7	1963	4	9339	N	N	19732 34TH AVE S
002	024000	0270	3/21/05	\$320,000	1320	1280	7	1963	4	9339	N	N	19732 34TH AVE S
002	611220	0070	5/25/04	\$204,000	1340	0	7	1964	3	8266	N	N	19221 8TH AVE S
002	507150	0110	4/9/04	\$205,000	1350	0	7	1966	3	8086	N	N	606 S 188TH ST
002	052204	9109	3/4/04	\$213,950	1350	0	7	1957	3	9583	N	N	19926 8TH AVE S
002	955880	0175	2/8/05	\$236,000	1350	0	7	1954	3	8568	N	N	18708 3RD AVE S
002	023900	0510	7/8/04	\$285,000	1350	220	7	1962	4	13798	Y	N	19279 MILITARY RD S
002	202304	9160	1/4/06	\$321,000	1350	1350	7	1950	5	10575	N	N	15803 DES MOINES MEMORIAL DR S
002	955880	0175	6/28/06	\$305,000	1350	0	7	1954	3	8568	N	N	18708 3RD AVE S
002	292304	9442	2/18/05	\$260,750	1360	0	7	1966	3	8224	N	N	16455 AMBAUM BLVD S
002	725000	0080	1/11/06	\$290,000	1370	0	7	1933	3	11082	N	N	610 S 162ND ST
002	254650	0020	6/6/06	\$282,000	1380	0	7	1966	3	8682	N	N	19815 10TH PL S
002	955820	0160	12/1/04	\$214,000	1390	0	7	1954	3	7700	N	N	18627 4TH AVE S
002	784420	0105	2/19/04	\$306,000	1390	1160	7	1963	4	9624	N	N	3316 S 194TH ST
002	955820	0265	8/3/04	\$223,950	1390	0	7	1954	3	11282	N	N	211 S 186TH ST
002	322304	9131	2/16/05	\$315,000	1390	610	7	1990	3	11650	N	N	18021 2ND PLS

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	955820	0265	7/17/06	\$285,000	1390	0	7	1954	3	11282	N	N	211 S 186TH ST
002	507150	0055	9/15/05	\$240,000	1400	0	7	1966	3	8790	N	N	637 S 188TH ST
002	612120	0125	4/25/06	\$309,000	1400	0	7	1953	3	9750	N	N	19362 OCCIDENTAL AVE S
002	379750	0015	6/29/06	\$310,000	1400	0	7	1958	3	8514	N	N	424 S 182ND ST
002	363900	0040	2/3/06	\$259,500	1410	0	7	1959	4	10450	N	N	16841 DES MOINES MEMORIAL DR S
002	500720	0045	4/18/06	\$296,150	1410	0	7	1955	4	8468	N	N	660 S 194TH ST
002	363900	0040	8/22/06	\$357,216	1410	0	7	1959	4	10450	N	N	16841 DES MOINES MEMORIAL DR S
002	795760	0085	4/12/04	\$218,500	1420	0	7	1954	4	9250	N	N	19268 OCCIDENTAL AVE S
002	363900	0090	9/30/05	\$323,950	1420	980	7	1957	4	10213	N	N	17004 4TH AVE S
002	342304	9175	6/20/05	\$244,000	1420	0	7	1955	3	7840	N	N	3202 S 192ND ST
002	778990	0070	9/13/06	\$301,500	1420	0	7	1955	4	8827	N	N	648 S 195TH ST
002	784420	0195	11/14/05	\$329,900	1430	600	7	1957	3	9375	N	N	19225 35TH AVE S
002	955820	0130	9/14/06	\$327,500	1430	0	7	1954	4	7797	N	N	18408 OCCIDENTAL AVE S
002	024600	0127	6/28/06	\$590,000	1430	770	7	1959	4	41847	N	N	1045 S 194TH ST
002	524560	0055	4/20/05	\$251,000	1440	340	7	1955	4	8640	N	N	19635 10TH AVE S
002	358525	0020	11/17/06	\$361,950	1440	0	7	1997	3	7330	N	N	234 S 163RD PL
002	524540	0025	2/12/04	\$231,000	1450	650	7	1955	3	9187	N	N	630 S 198TH ST
002	023800	0177	8/27/04	\$328,000	1450	620	7	1968	3	10086	Y	N	3749 S 188TH ST
002	023900	0115	5/19/06	\$575,000	1450	0	7	1982	3	7280	Y	Y	19419 MILITARY RD S
002	612240	0075	4/15/05	\$244,000	1460	0	7	1954	3	8400	N	N	19238 3RD AVE S
002	611220	0030	3/25/04	\$204,950	1470	0	7	1968	3	8400	N	N	705 S 192ND ST
002	612120	0170	7/9/04	\$217,450	1470	0	7	1953	3	8636	N	N	103 S 197TH ST
002	612120	0010	12/17/04	\$225,000	1470	0	7	1952	3	9750	N	N	19313 OCCIDENTAL AVE S
002	955820	0185	4/8/05	\$241,500	1470	0	7	1954	4	11276	N	N	240 S 186TH ST
002	612120	0170	11/8/05	\$249,950	1470	0	7	1953	3	8636	N	N	103 S 197TH ST
002	955820	0040	5/24/04	\$205,000	1480	0	7	1954	3	8400	N	N	18435 OCCIDENTAL AVE S
002	809780	0050	9/1/04	\$217,000	1480	0	7	1961	3	8400	N	N	715 S 197TH ST
002	524560	0020	12/13/04	\$227,000	1480	0	7	1955	3	9019	N	N	827 S 196TH ST
002	023620	0070	9/9/05	\$259,950	1480	0	7	1959	3	6973	N	N	3738 S 189TH PL
002	024000	0300	9/24/04	\$400,000	1490	570	7	1969	3	24441	Y	Y	3232 S 198TH ST
002	612120	0120	5/17/04	\$235,950	1490	0	7	1953	4	9750	N	N	19354 OCCIDENTAL AVE S

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	201500	0160	9/22/04	\$236,900	1490	0	7	1961	3	8432	N	N	426 S 189TH ST
002	085400	0030	10/18/06	\$351,250	1490	0	7	1956	3	8600	N	N	209 S 166TH ST
002	815600	0010	9/15/04	\$192,000	1500	0	7	1967	3	8277	N	N	19237 8TH AVE S
002	815600	0010	11/18/04	\$219,000	1500	0	7	1967	3	8277	N	N	19237 8TH AVE S
002	023640	0270	4/21/05	\$270,000	1510	0	7	1959	3	8800	N	N	18922 33RD AVE S
002	024000	0356	9/21/04	\$219,950	1520	0	7	1962	3	7350	N	N	19830 32ND AVE S
002	052204	9044	10/26/05	\$267,950	1520	0	7	1961	3	10600	N	N	19609 8TH AVE S
002	024000	0360	7/22/05	\$260,000	1520	0	7	1962	4	8800	N	N	3212 S 200TH ST
002	024000	0356	9/28/06	\$296,950	1520	0	7	1962	3	7350	N	N	19830 32ND AVE S
002	201500	0030	3/24/05	\$234,950	1540	0	7	1963	3	9014	N	N	416 S 188TH ST
002	612360	0220	3/9/06	\$280,000	1540	0	7	1953	4	9159	N	N	205 S 198TH ST
002	612300	0150	9/7/05	\$265,000	1540	0	7	1953	3	9750	N	N	215 S 196TH ST
002	207680	0130	6/7/06	\$272,900	1540	0	7	1959	3	11057	N	N	19055 47TH AVE S
002	612300	0210	9/21/06	\$321,000	1540	0	7	1954	3	10764	N	N	19328 4TH AVE S
002	024000	0412	11/21/05	\$350,000	1550	980	7	1997	3	7200	N	N	19907 35TH LN S
002	363900	0045	9/12/06	\$305,000	1550	0	7	1957	4	10530	N	N	16851 DES MOINES MEMORIAL DR S
002	024600	0043	10/6/05	\$312,000	1560	1520	7	2005	3	15346	N	N	1002 S 194TH ST
002	322304	9182	8/16/04	\$261,450	1570	450	7	1956	3	9350	N	N	18040 OCCIDENTAL AVE S
002	322304	9182	5/16/06	\$327,000	1570	450	7	1956	3	9350	N	N	18040 OCCIDENTAL AVE S
002	363900	0155	8/14/06	\$390,000	1590	1050	7	1960	4	9360	N	N	16857 4TH AVE S
002	612180	0145	5/28/04	\$218,000	1600	0	7	1954	4	9750	N	N	19610 4TH AVE S
002	524560	0005	9/27/05	\$221,000	1600	0	7	1955	3	7929	N	N	803 S 196TH ST
002	363900	0120	7/12/05	\$300,000	1600	1160	7	1956	4	9840	N	N	16805 4TH AVE S
002	507400	0100	7/21/05	\$300,000	1610	0	7	1957	3	11100	N	N	256 S 182ND ST
002	815860	0015	12/22/06	\$284,900	1620	0	7	1965	4	8665	N	N	19077 32ND AVE S
002	611770	0040	8/18/05	\$340,000	1640	0	7	1966	3	8973	N	N	654 S 196TH ST
002	024000	0196	8/27/04	\$199,975	1650	0	7	1959	3	6975	N	N	3542 S 198TH ST
002	955820	0095	5/26/04	\$229,000	1650	0	7	1954	3	8108	N	N	18435 2ND AVE S
002	024000	0196	10/12/06	\$244,950	1650	0	7	1959	3	6975	N	N	3542 S 198TH ST
002	023800	0195	10/11/04	\$479,500	1650	910	7	1961	4	10179	Y	Y	3750 S 188TH LN
002	085380	0150	9/7/04	\$222,000	1670	0	7	1955	3	8533	N	N	16522 5TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	795760	0015	12/29/05	\$274,950	1670	0	7	1955	3	10282	N	N	19203 2ND AVE S
002	612300	0335	9/6/06	\$430,000	1670	0	7	1953	4	10098	N	N	19527 3RD AVE S
002	121470	0030	9/9/04	\$270,000	1680	1060	7	1964	3	8624	N	N	15839 5TH PLS
002	507400	0155	7/27/06	\$325,000	1680	0	7	1956	3	11040	N	N	251 S 182ND ST
002	052204	9115	1/11/05	\$255,000	1700	340	7	1959	3	8833	N	N	649 S 194TH ST
002	292304	9475	6/24/05	\$319,950	1720	0	7	1987	3	7220	N	N	16828 AMBAUM BLVD S
002	932099	0160	5/31/06	\$369,900	1720	0	7	1999	3	4286	N	N	424 S 191ST PL
002	932099	0020	6/7/06	\$370,000	1720	0	7	1999	3	4149	N	N	417 S 191ST PL
002	809180	0130	11/17/05	\$360,000	1720	0	7	1998	3	6749	N	N	471 S 190TH ST
002	809180	0060	11/8/06	\$393,450	1720	0	7	1999	3	6854	N	N	488 S 190TH ST
002	932300	0080	8/19/04	\$300,000	1740	0	7	1999	3	8191	N	N	622 S 193RD PL
002	932300	0080	6/10/05	\$324,500	1740	0	7	1999	3	8191	N	N	622 S 193RD PL
002	932300	0210	10/3/06	\$382,000	1740	0	7	1999	3	9605	N	N	620 S 192ND PL
002	023800	0180	1/3/06	\$260,000	1760	0	7	1955	4	11993	N	N	3743 S 188TH ST
002	524560	0065	2/17/05	\$251,000	1770	0	7	1955	4	9081	N	N	19715 10TH AVE S
002	784420	0090	5/23/05	\$275,000	1770	0	7	1955	3	8750	N	N	19252 33RD AVE S
002	024000	0407	6/10/05	\$344,000	1780	0	7	1952	3	24000	N	N	3523 S 198TH ST
002	023640	0220	2/19/06	\$240,000	1790	0	7	1959	4	8163	N	N	3303 S 191ST ST
002	670600	0120	7/15/05	\$245,000	1800	0	7	1961	4	6716	N	N	19824 5TH AVE S
002	202304	9541	6/28/04	\$297,000	1810	0	7	1989	3	8811	N	N	15834 5TH LNS
002	809780	0040	12/13/05	\$307,000	1810	0	7	1960	4	8400	N	N	725 S 197TH ST
002	391740	0260	7/5/06	\$345,500	1820	200	7	1936	4	16678	N	N	920 S 200TH ST
002	342304	9164	3/26/04	\$230,000	1830	0	7	1955	4	11325	N	N	3214 S 192ND ST
002	342304	9164	4/8/05	\$245,000	1830	0	7	1955	4	11325	N	N	3214 S 192ND ST
002	322304	9128	7/20/06	\$420,000	1830	0	7	1951	3	24500	N	N	18016 OCCIDENTAL AVE S
002	795760	0105	3/1/05	\$390,000	1880	420	7	1962	3	9548	N	N	19301 2ND AVE S
002	725000	0090	10/7/04	\$227,600	1930	0	7	1964	3	9479	N	N	16041 DES MOINES MEMORIAL DR S
002	358525	0010	8/24/05	\$360,000	1940	0	7	1996	3	7200	N	N	230 S 163RD PL
002	612300	0180	8/24/04	\$220,000	1950	0	7	1953	4	9807	N	N	19544 4TH AVE S
002	023640	0290	8/25/05	\$299,950	1970	0	7	1959	4	8850	N	N	18906 33RD AVE S
002	024000	0310	10/10/06	\$575,000	1980	740	7	1987	3	15207	Y	Y	3224 S 198TH ST

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	052204	9075	4/25/06	\$435,500	2040	0	7	1995	3	18472	N	N	19702 8TH AVE S
002	523640	0080	7/27/06	\$365,000	2120	0	7	1955	4	9769	N	N	243 S 171ST ST
002	322304	9122	4/12/06	\$386,000	2120	0	7	1985	3	12600	N	N	18020 2ND PL S
002	024000	0123	8/25/05	\$357,000	2200	0	7	1996	3	8209	N	N	19729 39TH PL S
002	768620	0295	6/9/05	\$291,200	2200	0	7	1984	3	12500	N	N	19624 12TH PL S
002	809180	0140	10/28/05	\$375,000	2210	0	7	1999	3	9427	N	N	467 S 190TH ST
002	052204	9134	10/22/04	\$284,950	2250	300	7	1920	5	18731	N	N	19810 8TH AVE S
002	932300	0370	9/29/05	\$305,000	2290	0	7	1999	3	11265	N	N	19327 6TH AVE S
002	932300	0140	12/8/05	\$365,000	2300	0	7	1999	3	8185	N	N	601 S 192ND PL
002	932300	0090	8/3/04	\$316,500	2310	0	7	1999	3	8143	N	N	618 S 193RD PL
002	932300	0250	2/7/06	\$425,000	2310	0	7	1999	3	6802	N	N	604 S 192ND PL
002	524540	0075	11/19/04	\$262,000	2510	0	7	1955	4	9114	N	N	19602 6TH AVE S
002	524540	0075	1/9/06	\$320,000	2510	0	7	1955	4	9114	N	N	19602 6TH AVE S
002	202304	9505	8/13/04	\$299,950	2540	0	7	1964	3	8040	N	N	572 S 158TH ST
002	932300	0360	4/21/04	\$329,000	2590	0	7	1999	3	8608	N	N	19323 6TH AVE S
002	023800	0215	12/13/05	\$385,400	2600	340	7	1955	4	16988	Y	N	3768 S 188TH PL
002	052204	9118	4/12/05	\$346,000	2610	0	7	1999	3	9755	N	N	511 S 192ND ST
002	292304	9494	2/17/04	\$269,900	2660	0	7	1996	3	6291	N	N	208 S 163RD PL
002	052204	9162	10/20/05	\$405,000	2680	0	7	1999	3	9871	N	N	505 S 192ND ST
002	024000	0355	5/11/05	\$379,000	2690	560	7	1934	5	9900	N	N	3202 S 200TH ST
002	666700	0070	11/17/06	\$365,000	1180	0	8	1991	3	10800	N	N	243 S 173RD PL
002	784420	0245	8/24/04	\$390,000	1190	1080	8	1955	3	10588	Y	Y	19238 39TH AVE S
002	784420	0235	1/11/06	\$475,000	1190	780	8	1957	4	10688	Y	Y	19226 39TH AVE S
002	023900	0554	2/25/04	\$220,000	1210	390	8	1958	3	8272	Y	N	4633 S 192ND ST
002	395640	0050	11/9/05	\$310,000	1300	400	8	1962	4	9624	N	N	19112 36TH AVE S
002	395640	0080	11/16/05	\$352,000	1310	1200	8	1963	4	7175	N	N	3614 S 192ND ST
002	784420	0595	9/21/05	\$370,000	1340	1340	8	1956	3	9000	N	N	3709 S 192ND ST
002	052204	9129	2/2/05	\$239,500	1350	750	8	1960	3	14810	N	N	19915 9TH AVE S
002	784420	0515	7/23/04	\$305,000	1430	810	8	1954	4	9585	N	N	3742 S 194TH ST
002	023800	0178	11/7/06	\$290,000	1480	160	8	1978	3	14870	N	N	18804 39TH AVE S
002	020020	0170	5/17/05	\$340,000	1490	0	8	1979	3	8685	N	N	224 S 172ND PL

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	024000	0235	8/24/04	\$524,000	1500	1300	8	1965	3	13712	Y	Y	3518 S 198TH ST
002	342304	9135	5/11/04	\$205,000	1540	0	8	1966	3	11900	N	N	19025 37TH AVE S
002	784420	0230	12/27/05	\$525,000	1540	400	8	1959	3	10316	Y	Y	19220 39TH AVE S
002	784420	0295	12/10/04	\$532,500	1570	780	8	1956	4	10346	Y	Y	3743 S 194TH ST
002	784420	0520	12/23/04	\$306,000	1680	1120	8	1963	4	10260	N	N	3752 S 194TH ST
002	784420	0120	3/22/05	\$352,000	1710	1310	8	1960	3	8750	N	N	19237 34TH AVE S
002	292304	9274	9/10/04	\$389,500	1740	1000	8	1955	3	25650	N	N	16448 AMBAUM BLVD S
002	020020	0160	2/15/05	\$330,000	1740	0	8	1979	3	7530	N	N	234 S 172ND PL
002	259716	0070	1/15/04	\$280,000	1770	0	8	1995	3	6600	N	N	19419 5TH AVE S
002	020020	0020	5/18/05	\$265,000	1800	0	8	1979	3	7350	N	N	209 S 172ND PL
002	363900	0115	2/2/06	\$290,000	1800	0	8	1958	4	9970	N	N	17042 4TH AVE S
002	259716	0200	7/12/05	\$321,000	1810	0	8	1994	3	9384	N	N	19427 6TH AVE S
002	259716	0440	8/19/06	\$370,000	1810	0	8	1994	3	7200	N	N	513 S 195TH PL
002	259716	0210	10/26/05	\$369,990	1830	0	8	1994	3	8411	N	N	19421 6TH AVE S
002	784420	0540	3/1/06	\$274,900	1910	0	8	1958	4	8125	N	N	19223 39TH AVE S
002	784420	0030	3/14/06	\$415,000	1960	0	8	2002	3	9199	N	N	19239 33RD AVE S
002	612300	0125	8/3/05	\$354,900	1970	900	8	1954	4	9230	N	N	19564 3RD AVE S
002	363900	0075	3/26/04	\$230,000	1990	0	8	1957	3	10450	N	N	16840 4TH AVE S
002	363900	0055	1/7/05	\$275,000	2040	0	8	1958	3	10213	N	N	17005 DES MOINES MEMORIAL DR S
002	024000	0096	10/3/06	\$428,000	2050	0	8	2003	3	7200	N	N	19772 40TH AVE S
002	023800	0076	8/22/05	\$385,000	2070	0	8	2001	3	8872	N	N	4424 S 189TH ST
002	784420	0550	8/10/04	\$324,500	2110	0	8	1958	4	8125	N	N	19211 39TH AVE S
002	024000	0082	12/6/05	\$425,000	2130	0	8	2003	3	7200	N	N	19764 40TH AVE S
002	024000	0097	7/27/06	\$465,000	2130	0	8	2003	3	7200	N	N	19782 40TH AVE S
002	020020	0050	2/24/04	\$275,000	2150	0	8	1979	3	10500	N	N	219 S 172ND PL
002	020020	0150	1/24/06	\$360,000	2160	0	8	1979	3	7650	N	N	244 S 172ND PL
002	259716	0320	7/25/05	\$349,000	2170	0	8	1995	3	7254	N	N	19500 6TH AVE S
002	024000	0384	3/21/05	\$335,000	2224	0	8	2005	3	7394	N	N	19818 32ND LN S
002	023800	0043	5/11/05	\$355,500	2240	0	8	2001	3	9073	Y	N	4465 S 190TH ST
002	177620	0030	2/15/05	\$350,000	2250	0	8	2002	3	8100	N	N	4426 S 188TH PL
002	259716	0110	9/8/06	\$440,450	2260	0	8	1994	3	8617	N	N	516 S 194TH CT

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	023900	0028	7/6/04	\$339,950	2310	0	8	2004	3	7202	N	N	4585 S 192ND LN
002	023900	0029	7/13/04	\$343,450	2310	0	8	2004	3	7202	N	N	4575 S 192ND LN
002	784420	0115	5/9/06	\$464,950	2310	0	8	2005	3	8750	N	N	19243 34TH AVE SW
002	023900	0225	2/25/05	\$475,000	2480	340	8	1964	4	8057	Y	Y	19635 MILITARY RD S
002	202304	9555	5/25/05	\$385,000	2532	0	8	2005	3	36287	N	N	616 S 160TH ST
002	024000	0383	2/23/05	\$369,950	2546	0	8	2005	3	7200	N	N	19824 32ND LN S
002	202304	9543	3/9/06	\$439,950	2550	0	8	2006	3	12342	N	N	595 S 159TH ST
002	292304	9397	3/10/05	\$345,000	2800	0	8	1964	3	8464	N	N	236 S 163RD PL
002	024000	0385	3/9/05	\$417,900	3222	0	8	2005	3	9405	N	N	3243 S 198TH ST
002	023800	0200	5/19/06	\$655,000	3420	0	8	2006	3	8095	N	N	3730 S 188TH LN
002	784420	0385	11/16/04	\$565,000	2000	0	9	1967	3	9783	Y	Y	3333 S 194TH ST
002	024000	0006	12/20/04	\$480,000	2640	660	9	2004	3	10059	Y	N	19649 MILITARY RD S
002	342304	9343	9/25/06	\$549,950	2670	0	9	2006	3	17384	N	N	19045 MILITARY RD
002	342304	9277	8/7/06	\$559,950	2840	0	9	2006	3	28396	N	N	19017 MILITARY RD S
002	023900	0027	10/11/04	\$439,950	2860	0	9	2004	3	7202	N	N	4593 S 192ND LN
002	023800	0199	4/6/05	\$529,950	3290	0	9	2005	3	7893	N	N	3732 S 188TH LN
002	342304	9344	8/28/06	\$607,000	3460	0	9	2006	3	15796	N	N	19057 MILITARY RD
002	342304	9342	8/28/06	\$609,950	3460	0	9	2006	3	16618	N	N	19029 MILITARY RD
002	023800	0192	6/14/05	\$625,000	4233	0	10	2005	3	11032	N	N	3724 S 188TH LN
003	537980	6370	10/20/05	\$160,000	760	0	4	1928	5	14395	N	N	3432 S 176TH ST
003	443500	0235	9/26/05	\$169,950	400	0	5	1947	3	9425	N	N	17049 37TH AVE S
003	537980	0481	4/13/05	\$167,000	550	0	5	1942	5	8400	N	N	16208 47TH AVE S
003	537980	0482	2/12/04	\$154,500	550	0	5	1942	4	8400	N	N	16216 47TH AVE S
003	537980	0480	4/5/05	\$167,500	550	0	5	1942	3	8400	N	N	16202 47TH AVE S
003	537980	0480	6/23/06	\$224,800	550	0	5	1942	3	8400	N	N	16202 47TH AVE S
003	538100	0031	6/30/05	\$154,500	660	0	5	1947	4	11250	N	N	3760 S 168TH ST
003	538100	0082	8/26/04	\$165,500	670	0	5	1947	4	6750	N	N	16823 40TH AVE S
003	537980	3930	2/15/05	\$201,000	680	0	5	1941	4	10400	N	N	4004 S 170TH ST
003	537980	2290	5/22/06	\$140,000	700	0	5	1934	3	21175	N	N	3705 S 164TH ST
003	443600	0035	7/27/05	\$221,500	700	0	5	1950	3	13975	N	N	4743 S 172ND PL
003	537980	1117	2/23/06	\$213,500	700	0	5	1943	4	7608	N	N	16119 37TH PL S

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	537980	2290	7/5/06	\$255,000	700	0	5	1934	3	21175	N	N	3705 S 164TH ST
003	443600	0071	12/11/06	\$249,950	700	0	5	1950	3	13000	N	N	17317 51ST AVE S
003	537980	6210	1/12/06	\$135,000	720	0	5	1943	2	11680	N	N	4237 S 175TH ST
003	810860	0582	11/10/05	\$270,385	720	100	5	1943	4	21574	N	N	15854 42ND AVE S
003	538100	0439	9/6/06	\$185,000	730	0	5	1949	4	8560	N	N	3754 S 175TH ST
003	812520	0561	9/24/04	\$175,000	740	0	5	1948	4	12036	N	N	5105 S 170TH ST
003	812520	0561	5/9/06	\$252,500	740	0	5	1948	4	12036	N	N	5105 S 170TH ST
003	537980	4635	8/18/05	\$230,000	780	0	5	1951	5	6540	Y	N	17001 51ST AVE S
003	537980	0540	8/15/05	\$222,000	800	0	5	1926	5	10875	N	N	4448 S 164TH ST
003	537980	6360	5/19/04	\$187,950	830	0	5	1928	5	14377	N	N	3424 S 176TH ST
003	537980	1920	12/22/05	\$325,000	840	280	5	1929	3	22000	N	N	3436 S 164TH ST
003	538100	0110	5/24/04	\$150,000	860	0	5	1946	3	10700	N	N	3722 S 170TH ST
003	537980	1120	2/25/04	\$163,500	880	0	5	1953	3	7440	N	N	16105 37TH LN S
003	537980	1120	5/16/06	\$225,000	880	0	5	1953	3	7440	N	N	16105 37TH LN S
003	537980	1820	9/11/06	\$285,500	960	0	5	1928	2	12432	N	N	3740 S 164TH ST
003	537980	4630	8/28/06	\$230,000	1040	0	5	1951	4	7313	N	N	4851 S 170TH ST
003	537980	1810	5/12/04	\$185,000	1050	200	5	1929	4	22000	N	N	3748 S 164TH ST
003	537980	6310	9/14/05	\$224,950	1060	0	5	1948	3	11632	N	N	4003 S 175TH ST
003	537980	2660	7/23/04	\$165,000	1100	0	5	1949	5	15000	N	N	3520 S 166TH ST
003	115720	0071	8/18/06	\$222,500	1160	0	5	1929	3	22063	Y	N	15814 51ST AVE S
003	272304	9099	3/24/05	\$195,000	1200	0	5	1960	3	10317	N	N	17304 32ND AVE S
003	812520	0191	1/24/06	\$200,000	670	0	6	1941	3	8750	Y	N	17055 53RD AVE S
003	810860	0502	6/13/06	\$260,000	680	120	6	1938	4	7280	N	N	4412 S 160TH ST
003	537980	6020	11/29/04	\$185,000	700	0	6	1951	4	17875	N	N	4241 S 173RD ST
003	443500	0570	3/23/04	\$159,950	740	0	6	1942	4	8410	N	N	16603 34TH AVE S
003	443500	0165	12/3/04	\$175,000	740	0	6	1943	3	8700	N	N	16834 35TH AVE S
003	443560	0295	9/22/06	\$197,000	740	0	6	1943	5	9425	N	N	17253 34TH AVE S
003	443500	0265	8/4/06	\$232,500	740	0	6	1942	3	8700	N	N	17022 35TH AVE S
003	537980	0520	6/16/05	\$228,000	760	0	6	1943	3	9750	N	N	4602 S 164TH ST
003	443560	0170	11/27/06	\$160,000	770	0	6	1943	3	8700	N	N	17309 34TH AVE S
003	443560	0015	10/27/04	\$155,000	770	0	6	1943	3	8410	N	N	17024 33RD AVE S

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	443560	0030	11/26/04	\$175,000	770	0	6	1943	4	8410	N	N	17008 33RD AVE S
003	443560	0385	1/23/06	\$178,480	770	0	6	1943	3	9425	N	N	17252 34TH AVE S
003	537980	5555	4/27/05	\$180,000	770	0	6	1948	3	8905	N	N	4755 S 172ND ST
003	443560	0015	9/22/06	\$183,650	770	0	6	1943	3	8410	N	N	17024 33RD AVE S
003	537980	5450	10/21/05	\$226,990	770	0	6	1948	3	8937	N	N	4487 S 172ND ST
003	443560	0080	10/17/05	\$230,000	770	0	6	1943	3	8700	N	N	17211 33RD AVE S
003	443560	0145	12/21/05	\$239,000	770	0	6	1943	4	8700	N	N	17333 33RD AVE S
003	443560	0155	10/26/06	\$253,000	770	0	6	1943	3	8700	Y	N	17345 33RD AVE S
003	537980	5211	6/2/04	\$172,800	780	0	6	1951	3	9775	N	N	4020 S 173RD ST
003	537980	4963	10/25/04	\$180,000	780	0	6	1952	2	9300	N	N	4015 S 170TH ST
003	443560	0230	3/30/05	\$198,850	780	0	6	1943	3	8700	N	N	17326 33RD AVE S
003	443560	0400	2/13/06	\$220,000	780	0	6	1943	3	8700	N	N	17316 34TH AVE S
003	537980	3933	3/16/06	\$225,000	780	0	6	1941	4	10400	N	N	4010 S 170TH ST
003	537980	4895	3/24/06	\$221,350	780	0	6	1947	4	9147	N	N	4222 S 172ND ST
003	537980	5181	4/4/06	\$239,000	780	0	6	1954	4	7820	N	N	4208 S 173RD ST
003	443560	0365	4/29/04	\$169,950	800	0	6	1943	4	8700	N	N	17228 34TH AVE S
003	537980	6495	8/24/04	\$173,000	800	0	6	1947	2	11657	N	N	3765 S 175TH ST
003	443560	0160	12/6/05	\$244,000	800	0	6	1943	4	9425	Y	N	17351 33RD AVE S
003	443500	0560	8/29/05	\$150,000	810	0	6	1942	3	8410	N	N	16606 34TH AVE S
003	342304	9025	3/30/05	\$205,000	820	120	6	1947	3	10601	N	N	18226 42ND AVE S
003	538100	0096	5/20/05	\$190,000	820	0	6	1942	3	10800	N	N	3754 S 170TH ST
003	443560	0210	12/8/04	\$173,500	830	0	6	1943	2	9425	N	N	17350 33RD AVE S
003	537980	0300	7/27/05	\$224,300	830	0	6	1939	3	11250	N	N	16049 51ST AVE S
003	443500	0120	8/26/05	\$218,360	830	0	6	1947	3	8700	N	N	16823 37TH AVE S
003	024100	0050	2/1/04	\$175,100	850	0	6	1967	3	7900	N	N	4017 S 186TH ST
003	537980	1870	5/19/06	\$170,000	850	0	6	1950	3	9490	N	N	3704 S 164TH ST
003	537980	5375	8/15/05	\$245,000	850	0	6	1930	4	15450	N	N	4632 S 172ND PL
003	443560	0205	12/2/05	\$225,000	850	0	6	1943	4	9425	N	N	17351 34TH AVE S
003	537980	0560	10/21/04	\$195,000	880	0	6	1947	3	12000	N	N	4432 S 164TH ST
003	538100	0431	4/26/05	\$220,000	880	0	6	1952	4	11250	N	N	3768 S 175TH ST
003	714740	0065	10/12/05	\$223,500	880	0	6	1955	3	8250	N	N	3857 S 176TH ST

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	537980	1530	8/10/04	\$189,000	890	0	6	1935	5	11232	N	N	3250 S 164TH ST
003	443500	0230	6/30/05	\$213,600	900	0	6	1952	3	8700	N	N	17043 37TH AVE S
003	537980	4206	8/16/06	\$299,000	900	0	6	1947	3	7058	N	N	4859 S 168TH ST
003	443560	0330	7/27/04	\$149,000	910	0	6	1943	3	8700	N	N	17216 33RD AVE S
003	443500	0315	6/16/05	\$169,900	910	0	6	1942	5	8413	N	N	17041 35TH AVE S
003	443560	0330	3/1/05	\$210,000	910	0	6	1943	3	8700	N	N	17216 33RD AVE S
003	443500	0315	3/2/06	\$239,000	910	0	6	1942	5	8413	N	N	17041 35TH AVE S
003	537980	2870	9/6/05	\$325,000	920	450	6	1947	4	24060	N	N	4644 S 166TH ST
003	537980	5330	7/11/06	\$246,000	920	0	6	1949	3	9590	N	N	4449 S 172ND ST
003	538100	0086	4/14/05	\$249,999	950	0	6	1953	4	9600	N	N	3768 S 170TH ST
003	443560	0065	9/1/06	\$249,000	960	0	6	1943	3	8700	N	N	17037 33RD AVE S
003	537980	1380	4/4/06	\$260,000	960	0	6	1940	3	9840	N	N	3221 S 161ST ST
003	537980	1380	4/3/06	\$260,000	960	0	6	1940	3	9840	N	N	3221 S 161ST ST
003	537980	5206	1/6/05	\$220,000	970	0	6	1957	4	7875	N	N	4026 S 173RD ST
003	100300	0185	5/26/04	\$171,000	980	0	6	1954	3	8626	N	N	3235 S 186TH ST
003	731800	0140	6/7/06	\$228,500	980	0	6	1955	3	8167	N	N	4915 S 184TH ST
003	100300	0160	7/21/06	\$249,000	980	0	6	1954	3	7683	N	N	3421 S 186TH ST
003	100300	0100	9/21/06	\$250,000	980	0	6	1954	3	8125	N	N	3236 S 187TH ST
003	537920	0161	1/12/04	\$191,000	990	200	6	1947	3	8189	N	N	16660 51ST AVE S
003	856740	0015	3/24/06	\$285,000	990	150	6	1952	3	8100	N	N	3722 S 162ND ST
003	537920	0161	6/27/06	\$310,000	990	200	6	1947	3	8189	N	N	16660 51ST AVE S
003	731800	0025	3/14/06	\$230,000	1000	0	6	1955	3	7700	N	N	18434 48TH AVE S
003	100340	0310	5/15/06	\$265,000	1010	0	6	1955	4	8732	N	N	3816 S 184TH ST
003	342304	9178	6/24/05	\$239,950	1020	0	6	1957	4	10890	N	N	18610 39TH AVE S
003	537980	6155	6/24/05	\$253,000	1020	0	6	1971	4	11600	N	N	4425 S 175TH ST
003	537980	2700	5/1/06	\$240,000	1040	700	6	1952	3	16500	N	N	3416 S 166TH ST
003	443500	0605	11/14/04	\$208,000	1040	0	6	1942	3	8410	N	N	16645 34TH AVE S
003	538100	0035	8/19/05	\$245,000	1040	0	6	1947	4	11400	N	N	3750 S 168TH ST
003	538100	0131	9/14/04	\$206,000	1050	0	6	1942	5	11040	N	N	3715 S 170TH ST
003	714740	0110	2/20/04	\$181,000	1060	0	6	1956	4	8714	N	N	3802 S 177TH ST
003	714740	0085	8/19/04	\$185,000	1060	0	6	1955	3	8580	N	N	3848 S 177TH ST

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	100300	0070	5/5/04	\$184,950	1060	0	6	1954	3	7365	N	N	18703 36TH AVE S
003	714740	0095	4/21/05	\$216,500	1060	0	6	1956	3	8250	N	N	3826 S 177TH ST
003	714740	0105	4/21/06	\$226,000	1060	0	6	1956	3	8250	N	N	3808 S 177TH ST
003	100300	0070	7/7/05	\$229,000	1060	0	6	1954	3	7365	N	N	18703 36TH AVE S
003	443560	0225	4/29/05	\$202,000	1070	0	6	1943	4	8700	N	N	17332 33RD AVE S
003	538100	0156	5/3/05	\$197,500	1070	0	6	1944	3	8750	N	N	3767 S 170TH ST
003	538100	0156	9/20/05	\$257,500	1070	0	6	1944	3	8750	N	N	3767 S 170TH ST
003	537980	4220	1/4/06	\$350,000	1070	0	6	1955	3	22000	N	N	4835 S 168TH ST
003	100300	0095	4/18/05	\$207,500	1080	0	6	1954	4	8125	N	N	3230 S 187TH ST
003	537980	3051	10/27/05	\$240,950	1080	0	6	1955	4	7824	N	N	4243 S 164TH ST
003	443500	0190	9/28/06	\$283,000	1080	0	6	1943	3	9425	N	N	16804 35TH AVE S
003	537980	4320	8/20/04	\$205,000	1100	670	6	1941	3	10000	N	N	4605 S 168TH ST
003	537980	5490	6/29/06	\$280,000	1100	0	6	1948	4	8905	N	N	4719 S 172ND ST
003	443560	0085	10/23/06	\$255,000	1110	0	6	1943	3	8700	N	N	17217 33RD AVE S
003	537980	5064	8/4/04	\$205,000	1120	0	6	1980	3	10018	N	N	17221 MILITARY RD S
003	100340	0245	5/26/05	\$224,950	1130	0	6	1954	3	9907	N	N	18512 38TH AVE S
003	100340	0245	2/17/06	\$254,000	1130	0	6	1954	3	9907	N	N	18512 38TH AVE S
003	714740	0075	6/17/04	\$190,000	1140	0	6	1955	3	8264	N	N	3864 S 177TH ST
003	810860	0020	6/14/06	\$220,000	1150	0	6	1930	4	17968	N	N	4454 S 156TH ST
003	537920	0112	11/12/04	\$240,000	1150	780	6	1942	3	13520	N	N	16444 51ST AVE S
003	538100	0036	2/23/06	\$279,950	1150	0	6	1994	3	7510	N	N	3748 S 168TH ST
003	443500	0035	12/13/04	\$189,000	1160	0	6	1947	4	8410	N	N	16637 37TH AVE S
003	537980	4610	12/13/06	\$210,000	1160	0	6	1952	3	10416	N	N	17041 51ST AVE S
003	537980	4870	1/26/05	\$226,000	1160	0	6	1947	4	8905	N	N	4248 S 172ND ST
003	443500	0615	5/5/05	\$230,000	1160	0	6	1942	3	12760	N	N	16655 34TH AVE S
003	443560	0020	2/10/04	\$151,000	1180	0	6	1943	3	8410	N	N	17018 33RD AVE S
003	443560	0020	9/3/04	\$200,000	1180	0	6	1943	3	8410	N	N	17018 33RD AVE S
003	100340	0015	3/3/04	\$179,950	1210	0	6	1955	3	8528	N	N	3214 S 186TH ST
003	731800	0030	3/23/05	\$215,000	1210	0	6	1955	3	7700	N	N	18442 48TH AVE S
003	731800	0045	4/13/06	\$231,000	1210	0	6	1955	3	8400	N	N	18455 49TH AVE S
003	537980	4980	3/25/04	\$189,950	1220	0	6	1976	3	8997	N	N	4031 S 170TH ST

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	100300	0020	11/29/04	\$201,000	1220	0	6	1954	4	7150	N	N	3223 S 187TH ST
003	100300	0020	10/11/06	\$295,000	1220	0	6	1954	4	7150	N	N	3223 S 187TH ST
003	537980	1970	5/18/06	\$268,950	1230	0	6	1967	3	9724	N	N	3207 S 164TH ST
003	100340	0055	9/24/04	\$206,647	1240	0	6	1955	3	10803	N	N	3414 S 186TH ST
003	100340	0055	10/14/05	\$236,000	1240	0	6	1955	3	10803	N	N	3414 S 186TH ST
003	222304	9044	1/7/05	\$250,000	1250	310	6	1937	4	20370	N	N	4646 S 160TH ST
003	443500	0585	9/28/04	\$197,000	1260	0	6	1942	4	8410	N	N	16621 34TH AVE S
003	537980	3720	4/18/05	\$220,900	1260	0	6	1941	3	7927	N	N	16633 MILITARY RD S
003	810860	0501	2/11/04	\$201,000	1270	0	6	1926	4	8499	Y	N	4404 S 160TH ST
003	537980	4520	8/3/04	\$208,000	1290	0	6	1947	4	9750	N	N	4714 S 172ND ST
003	537980	4520	3/14/06	\$254,900	1290	0	6	1947	4	9750	N	N	4714 S 172ND ST
003	537980	3360	4/5/06	\$243,000	1300	420	6	1946	4	27500	N	N	4644 S 168TH ST
003	100340	0225	10/13/05	\$248,000	1300	0	6	1954	3	8073	N	N	3638 S 186TH ST
003	538160	0015	9/26/06	\$355,000	1300	570	6	1964	3	22800	N	N	4728 S 175TH ST
003	537980	3910	5/18/05	\$234,800	1310	0	6	1941	4	13090	N	N	4034 S 170TH ST
003	537980	2615	7/10/06	\$306,000	1310	0	6	1950	3	11505	N	N	3716 S 166TH ST
003	443500	0420	7/8/05	\$200,000	1330	0	6	1943	3	8700	N	N	16853 35TH AVE S
003	538100	0060	5/25/06	\$321,000	1330	790	6	1947	5	10700	N	N	3725 S 168TH ST
003	443500	0145	4/8/04	\$189,500	1340	0	6	1958	2	8700	N	N	16851 37TH AVE S
003	537980	5460	10/12/05	\$183,250	1360	0	6	1949	4	8905	N	N	4704 S 172ND PL
003	537980	5460	3/10/06	\$269,000	1360	0	6	1949	4	8905	N	N	4704 S 172ND PL
003	810860	0201	8/4/05	\$255,000	1390	0	6	1958	5	21903	N	N	4411 S 158TH ST
003	100300	0155	7/16/05	\$229,000	1390	0	6	1954	4	7444	N	N	3429 S 186TH ST
003	443500	0270	11/2/06	\$265,000	1390	0	6	1942	3	8700	N	N	17016 35TH AVE S
003	537980	1150	8/2/06	\$380,000	1390	250	6	1935	3	22000	N	N	3436 S 162ND ST
003	443500	0255	3/5/04	\$213,925	1400	0	6	1942	4	8700	N	N	17034 35TH AVE S
003	443500	0540	8/26/04	\$207,000	1400	0	6	1942	4	8410	N	N	16632 34TH AVE S
003	443500	0540	6/20/06	\$270,000	1400	0	6	1942	4	8410	N	N	16632 34TH AVE S
003	443500	0255	6/9/06	\$301,000	1400	0	6	1942	4	8700	N	N	17034 35TH AVE S
003	443500	0360	1/18/06	\$230,000	1420	0	6	1942	3	8700	N	N	17016 34TH AVE S
003	537980	5140	11/14/05	\$227,000	1430	0	6	1951	4	17875	N	N	4248 S 173RD ST

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	443500	0485	11/10/05	\$253,000	1440	0	6	1943	4	8410	N	N	16621 35TH AVE S
003	433600	0070	10/26/06	\$270,000	1440	0	6	1950	4	10500	N	N	3222 S 169TH ST
003	537980	1330	8/23/04	\$210,000	1460	0	6	1935	4	12180	N	N	3230 S 161ST ST
003	443500	0425	1/26/06	\$233,000	1460	0	6	1943	4	9425	N	N	16852 34TH AVE S
003	731800	0120	6/30/05	\$232,000	1470	0	6	1955	4	10297	Y	N	18456 49TH AVE S
003	443560	0070	9/2/05	\$260,000	1520	0	6	1943	4	8700	N	N	17039 33RD AVE S
003	342304	9223	4/23/04	\$249,000	1540	160	6	1930	4	13699	N	N	4218 S 182ND ST
003	537980	6270	5/31/05	\$226,800	1560	0	6	1955	4	11678	N	N	4035 S 175TH ST
003	537920	0146	7/26/05	\$280,000	1570	100	6	1959	3	9450	N	N	16626 51ST AVE S
003	443500	0505	12/14/05	\$247,400	1570	0	6	1943	4	8410	N	N	16645 35TH AVE S
003	537980	5740	4/20/06	\$292,500	1580	0	6	1947	4	15239	Y	N	17325 MILITARY RD S
003	537980	1400	10/8/04	\$197,000	1590	0	6	1946	4	9816	N	N	3237 S 161ST ST
003	537980	1400	6/14/05	\$267,600	1590	0	6	1946	4	9816	N	N	3237 S 161ST ST
003	537980	3055	8/14/06	\$210,000	1610	0	6	1943	2	14436	N	N	4240 S 166TH ST
003	342304	9087	5/30/06	\$431,000	1630	1000	6	1941	5	30031	N	N	18646 39TH AVE S
003	537980	0221	7/25/05	\$225,000	1660	0	6	1939	3	11385	N	N	4821 S 160TH ST
003	537980	4882	2/16/05	\$205,000	1670	0	6	1948	3	9555	N	N	4230 S 172ND ST
003	342304	9140	6/23/05	\$286,500	1690	0	6	1951	4	9000	N	N	4213 S 182ND ST
003	812520	0480	7/11/06	\$270,000	1710	0	6	1942	5	13320	Y	N	16833 53RD AVE S
003	537980	3796	7/27/05	\$260,000	1730	0	6	1961	4	10960	N	N	4007 S 168TH ST
003	443500	0305	5/24/06	\$322,000	1760	0	6	1942	4	8700	N	N	17029 35TH AVE S
003	538100	0010	4/11/05	\$221,000	1770	0	6	1951	3	7250	N	N	3749 S 166TH ST
003	538100	0010	6/29/06	\$270,000	1770	0	6	1951	3	7250	N	N	3749 S 166TH ST
003	538100	0010	11/6/06	\$342,800	1770	0	6	1951	3	7250	N	N	3749 S 166TH ST
003	538100	0255	1/10/04	\$193,000	1840	0	6	1955	4	11328	N	N	3717 S 172ND ST
003	537980	5060	11/14/05	\$340,000	1900	0	6	1993	3	13503	N	N	17225 MILITARY RD S
003	537980	4515	9/6/05	\$255,000	2150	0	6	1947	3	17875	N	N	4706 S 172ND ST
003	537980	4650	6/13/05	\$298,500	2200	0	6	1987	3	18260	N	N	4835 S 170TH ST
003	443560	0255	4/14/05	\$280,000	2230	0	6	1991	3	9425	N	N	17205 34TH AVE S
003	812520	0180	12/23/04	\$296,950	2260	0	6	2002	3	13067	Y	N	5225 S 170TH LN
003	537980	3950	10/9/06	\$249,995	850	0	7	1960	3	12743	N	N	4411 S 168TH ST

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	538100	0366	10/14/05	\$260,000	860	0	7	1951	3	17875	N	N	3421 S 173RD ST
003	537980	1972	8/15/06	\$290,000	900	500	7	1954	4	8580	N	N	3203 S 164TH ST
003	238660	0010	7/28/06	\$215,000	940	0	7	1955	4	6960	N	N	4465 S 158TH ST
003	238660	0020	2/4/04	\$192,000	960	0	7	1960	4	11340	N	N	15825 47TH AVE S
003	714860	0030	8/19/04	\$195,000	960	0	7	1961	3	8547	N	N	4036 S 184TH PL
003	537980	3435	3/3/06	\$188,000	960	0	7	1956	3	7800	N	N	4848 S 168TH ST
003	714850	0055	11/30/06	\$295,000	960	0	7	1958	3	9045	N	N	18251 45TH AVE S
003	537980	4393	11/23/04	\$200,000	980	720	7	1954	3	8970	N	N	4425 S 170TH ST
003	537980	5710	10/14/04	\$250,000	980	260	7	1959	3	26400	N	N	4708 S 175TH ST
003	537980	2999	9/9/04	\$242,850	990	0	7	1975	3	11092	N	N	4420 S 166TH ST
003	537980	6610	12/8/04	\$257,500	990	0	7	1956	4	8861	N	N	3352 S 176TH ST
003	810860	0522	2/26/04	\$195,000	1000	0	7	1955	4	14843	N	N	4253 S 158TH ST
003	537980	4440	7/19/06	\$272,500	1000	920	7	1954	3	8010	N	N	17110 MILITARY RD S
003	433600	0050	6/21/04	\$180,000	1010	0	7	1949	3	15701	N	N	3209 S 169TH ST
003	714820	0025	10/14/04	\$197,000	1010	0	7	1957	3	8700	N	N	18111 46TH AVE S
003	537980	0382	10/13/04	\$249,950	1010	0	7	1955	3	9527	N	N	4918 S 164TH ST
003	537980	6600	1/18/06	\$247,200	1010	0	7	1955	3	7121	N	N	3361 S 175TH ST
003	537980	4967	12/7/04	\$180,000	1020	0	7	1954	3	9600	N	N	17016 40TH AVE S
003	537980	4965	10/14/05	\$250,000	1020	0	7	1954	3	9600	N	N	17022 40TH AVE S
003	537980	4965	7/12/06	\$285,000	1020	0	7	1954	3	9600	N	N	17022 40TH AVE S
003	537980	6505	3/22/04	\$188,000	1030	0	7	1954	3	11669	N	N	3771 S 175TH ST
003	537980	4663	5/25/04	\$239,950	1030	430	7	1963	4	9752	N	N	4837 S 170TH ST
003	537980	6505	7/26/05	\$238,000	1030	0	7	1954	3	11669	N	N	3771 S 175TH ST
003	537980	4663	10/20/06	\$299,950	1030	430	7	1963	4	9752	N	N	4837 S 170TH ST
003	443500	0005	5/11/04	\$162,500	1040	0	7	1947	4	8410	N	N	16605 37TH AVE S
003	537980	6085	6/14/05	\$199,950	1040	0	7	1939	3	8961	N	N	4463 S 175TH ST
003	537980	4681	8/16/04	\$255,000	1040	430	7	1961	4	18425	N	N	4667 S 170TH ST
003	538100	0386	9/22/05	\$247,000	1040	0	7	1965	3	9300	N	N	3455 S 173RD ST
003	537980	2871	6/21/06	\$260,000	1040	0	7	1959	3	9750	N	N	4646 S 166TH ST
003	807680	0090	4/28/04	\$170,000	1050	0	7	1955	3	8710	N	N	16915 31ST PL S
003	537980	0582	9/23/04	\$243,000	1050	200	7	1947	3	14400	N	N	4416 S 164TH ST

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	714800	0320	3/23/05	\$234,950	1050	0	7	1956	3	10579	N	N	17828 46TH AVE S
003	812520	0171	9/9/05	\$294,000	1050	800	7	1962	3	15000	N	N	17046 51ST AVE S
003	537980	0420	4/26/06	\$364,900	1050	730	7	1984	3	10500	N	N	4804 S 164TH ST
003	537980	0930	3/3/05	\$235,000	1060	700	7	1952	3	22570	N	N	16204 MILITARY RD S
003	538100	0440	8/4/04	\$205,400	1060	0	7	1964	4	8400	N	N	3756 S 175TH ST
003	432710	0020	9/28/04	\$196,000	1060	0	7	1957	3	8978	N	N	18017 47TH AVE S
003	714740	0155	5/31/06	\$218,000	1060	0	7	1955	3	10526	N	N	3853 S 177TH ST
003	537980	4617	3/18/05	\$241,950	1060	0	7	1961	3	8424	N	N	17049 51ST AVE S
003	537980	5902	12/8/05	\$304,950	1060	390	7	1963	3	9167	N	N	4034 S 175TH ST
003	433600	0020	5/16/05	\$275,000	1070	220	7	1959	3	17100	N	N	16626 32ND AVE S
003	433600	0015	2/8/05	\$285,000	1070	360	7	1961	2	17100	N	N	16618 32ND AVE S
003	272304	9101	9/23/05	\$285,000	1070	520	7	1961	3	9876	N	N	17342 32ND AVE S
003	433600	0020	11/14/06	\$313,000	1070	220	7	1959	3	17100	N	N	16626 32ND AVE S
003	681830	0065	1/31/06	\$237,000	1080	150	7	1958	3	8416	N	N	16056 47TH AVE S
003	184000	0025	7/20/06	\$260,000	1080	720	7	1957	3	10943	Y	N	4821 S 179TH ST
003	537980	2320	1/26/06	\$296,000	1080	520	7	1962	4	18975	N	N	3727 S 164TH ST
003	537980	5360	10/20/05	\$280,000	1080	0	7	1964	4	9270	N	N	17230 MILITARY RD S
003	538160	0025	10/2/06	\$300,000	1080	0	7	1971	3	18250	N	N	4804 S 175TH ST
003	537980	3483	9/14/06	\$297,000	1080	320	7	1968	3	7333	N	N	4827 S 166TH ST
003	433600	0092	4/17/06	\$320,000	1080	300	7	1978	3	9497	N	N	16804 33RD AVE S
003	714830	0090	8/11/04	\$189,900	1090	0	7	1979	3	9725	N	N	4011 S 181ST ST
003	538100	0241	3/10/04	\$195,450	1100	0	7	1963	4	15175	N	N	3521 S 172ND ST
003	537980	3940	7/26/04	\$230,000	1100	0	7	1957	3	10313	N	N	4405 S 168TH ST
003	714800	0245	10/25/06	\$288,000	1100	900	7	1956	3	10039	N	N	4311 S 179TH ST
003	537980	2945	12/9/05	\$299,500	1100	770	7	1958	3	8700	N	N	4611 S 164TH ST
003	537980	3940	4/6/06	\$279,975	1100	0	7	1957	3	10313	N	N	4405 S 168TH ST
003	714760	0075	11/29/05	\$295,000	1100	600	7	1957	3	10925	N	N	3866 S 178TH ST
003	538100	0241	10/9/06	\$297,000	1100	0	7	1963	4	15175	N	N	3521 S 172ND ST
003	156560	0060	5/25/04	\$219,950	1110	540	7	1964	3	10125	N	N	4238 S 185TH ST
003	681830	0015	6/21/04	\$216,000	1110	300	7	1958	3	8575	N	N	16041 47TH AVE S
003	812520	0232	4/15/05	\$450,000	1110	1110	7	1959	3	134600	Y	N	17083 53RD AVE S

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	807680	0135	6/17/04	\$198,000	1120	0	7	1961	3	9800	N	N	16858 31ST PL S
003	432500	0050	12/3/04	\$200,000	1120	0	7	1959	3	8800	N	N	18104 45TH AVE S
003	537980	4710	6/28/05	\$267,500	1120	0	7	1967	3	20625	N	N	4643 S 170TH ST
003	885880	0055	12/5/05	\$354,950	1120	580	7	1956	3	6500	Y	N	16628 53RD AVE S
003	156560	0150	5/17/06	\$359,000	1120	420	7	1964	3	9178	N	N	4221 S 185TH ST
003	537980	1711	11/8/04	\$225,000	1130	460	7	1966	3	13932	N	N	3727 S 162ND ST
003	537980	6104	1/13/04	\$234,000	1130	530	7	1986	3	11536	N	N	4616 S 176TH ST
003	537980	0706	10/12/04	\$247,999	1130	790	7	1950	4	14000	N	N	4039 S 160TH ST
003	537980	0065	4/13/04	\$226,000	1130	0	7	1955	4	9796	N	N	4245 S 160TH ST
003	537920	0166	5/25/05	\$289,950	1130	680	7	1955	3	12750	N	N	5150 S 168TH ST
003	184030	0220	6/21/05	\$267,000	1130	0	7	1961	3	8395	Y	N	17900 51ST AVE S
003	537980	6104	6/20/06	\$340,000	1130	530	7	1986	3	11536	N	N	4616 S 176TH ST
003	570200	0020	6/15/04	\$249,000	1140	700	7	1964	4	9629	Y	N	17702 46TH AVE S
003	537980	6316	1/8/04	\$239,000	1140	1140	7	1962	3	9917	N	N	17510 MILITARY RD S
003	537980	6470	6/14/04	\$211,000	1140	0	7	1966	3	9907	N	N	3836 S 176TH ST
003	714860	0090	12/22/04	\$215,000	1140	0	7	1966	3	9222	N	N	4001 S 184TH PL
003	100340	0085	4/12/06	\$282,400	1140	0	7	1955	3	8400	N	N	18527 38TH AVE S
003	192250	0040	5/24/05	\$314,000	1140	900	7	1960	3	8400	N	N	16046 46TH AVE S
003	537980	6420	9/22/04	\$209,000	1150	690	7	1966	3	9784	N	N	3800 S 176TH ST
003	537980	6430	8/12/04	\$235,000	1150	690	7	1966	4	9795	N	N	3804 S 176TH ST
003	537980	1620	4/16/04	\$192,500	1150	0	7	1961	3	8750	N	N	3421 S 162ND ST
003	432720	0045	6/16/05	\$255,000	1150	0	7	1957	3	8395	N	N	4245 S 183RD ST
003	272304	9090	8/26/04	\$213,000	1160	0	7	1957	4	10199	N	N	3209 S 172ND ST
003	238660	0040	2/26/04	\$294,900	1160	1160	7	1963	4	10318	Y	N	15816 47TH AVE S
003	537980	0603	11/27/06	\$270,000	1160	930	7	1964	3	8400	N	N	4410 S 164TH ST
003	537980	3761	8/23/05	\$238,000	1170	400	7	1964	3	9200	N	N	4030 S 168TH ST
003	537980	3990	9/30/05	\$279,000	1170	330	7	1993	3	7755	N	N	16840 MILITARY RD S
003	681830	0045	11/16/05	\$316,875	1170	820	7	1958	4	8416	Y	N	16028 47TH AVE S
003	537980	5160	2/16/06	\$344,950	1170	1170	7	1951	3	14720	N	N	4224 S 173RD ST
003	714780	0035	4/26/06	\$278,100	1170	0	7	1955	3	9700	N	N	18053 42ND AVE S
003	714800	0155	11/4/05	\$217,000	1180	0	7	1956	3	11290	N	N	4339 S 178TH ST

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	537980	3240	3/11/05	\$315,000	1180	940	7	1995	3	7212	N	N	4310 S 168TH ST
003	537980	3555	7/19/06	\$285,000	1180	1180	7	1954	3	11761	N	N	4629 S 166TH ST
003	537980	5884	4/15/04	\$211,000	1190	0	7	1996	3	7528	N	N	17404 42ND LN S
003	714820	0075	3/21/06	\$235,000	1190	0	7	1957	3	8978	N	N	18120 46TH AVE S
003	714800	0110	2/21/06	\$260,000	1190	0	7	1956	4	9226	N	N	4334 S 178TH ST
003	537980	5285	7/18/06	\$390,000	1190	0	7	1991	3	10125	N	N	4233 S 172ND ST
003	537980	3570	12/19/05	\$435,000	1190	550	7	1955	3	27500	N	N	4611 S 166TH ST
003	537980	1830	9/2/04	\$185,000	1200	0	7	1951	3	10992	N	N	3734 S 164TH ST
003	856740	0005	10/19/05	\$223,000	1200	550	7	1950	4	8100	N	N	3712 S 162ND ST
003	870050	0110	3/31/04	\$252,600	1200	1100	7	1963	3	9600	N	N	5105 S 163RD PL
003	884930	0130	8/23/04	\$276,000	1200	400	7	1984	3	10585	Y	N	18104 50TH AVE S
003	807680	0110	3/16/06	\$251,090	1200	0	7	1959	4	8938	N	N	16861 31ST PL S
003	714830	0180	10/24/05	\$263,000	1200	0	7	1961	3	10170	N	N	4010 S 181ST ST
003	538040	0015	9/22/05	\$279,000	1200	0	7	1952	4	8700	N	N	16910 33RD AVE S
003	714820	0040	3/29/06	\$279,950	1200	0	7	1957	4	8460	N	N	4514 S 181ST ST
003	714800	0045	10/9/06	\$295,000	1200	0	7	1956	3	9121	N	N	4218 S 178TH ST
003	537980	3735	6/21/06	\$300,000	1200	0	7	1955	3	15244	N	N	4040 S 168TH ST
003	537980	0492	7/21/04	\$228,650	1210	0	7	1966	3	8550	N	N	16311 47TH PLS
003	537980	0605	3/25/05	\$269,500	1210	320	7	1964	3	8400	N	N	4404 S 164TH ST
003	156560	0040	4/22/05	\$319,950	1210	1170	7	1963	4	10260	N	N	4226 S 185TH ST
003	537980	0605	6/9/06	\$303,350	1210	320	7	1964	3	8400	N	N	4404 S 164TH ST
003	538100	0088	6/6/05	\$357,000	1220	890	7	1960	3	11520	N	N	16831 40TH AVE S
003	919860	0065	3/26/04	\$269,950	1230	750	7	1959	3	8594	N	N	16046 48TH AVE S
003	884970	0010	4/6/06	\$236,000	1240	700	7	1965	3	8329	N	N	4822 S 164TH ST
003	919860	0005	11/10/04	\$265,000	1240	400	7	1959	3	8400	N	N	16013 48TH AVE S
003	884930	0070	10/14/04	\$296,000	1240	760	7	1982	3	7941	Y	N	18028 51ST AVE S
003	537980	2900	5/26/06	\$420,000	1240	270	7	1960	4	34650	N	N	4632 S 166TH ST
003	537980	6160	8/20/04	\$207,000	1250	0	7	1955	3	11600	N	N	4417 S 175TH ST
003	537980	4779	6/27/05	\$277,000	1250	230	7	1963	3	17020	N	N	4441 S 170TH ST
003	537980	6102	6/9/06	\$320,000	1250	770	7	1964	5	9490	Y	N	4610 S 176TH ST
003	433600	0106	10/13/05	\$320,000	1250	780	7	1987	3	13068	N	N	16801 33RD AVE S

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	714800	0185	4/26/06	\$264,000	1250	0	7	1956	3	9444	N	N	4376 S 179TH ST
003	537980	6103	6/23/06	\$360,000	1250	920	7	1964	4	9490	N	N	4604 S 176TH ST
003	537980	0250	6/21/06	\$295,000	1250	0	7	1954	3	11835	N	N	4843 S 160TH ST
003	537980	4341	8/31/04	\$275,000	1260	1080	7	1967	3	15600	N	N	4459 S 168TH ST
003	100380	0030	8/12/05	\$225,950	1270	0	7	1955	3	9755	N	N	18611 32ND AVE S
003	537980	5182	9/27/05	\$245,450	1270	0	7	1963	3	9900	N	N	4050 S 173RD ST
003	184000	0160	10/31/06	\$295,000	1270	300	7	1957	3	8807	Y	N	17920 48TH AVE S
003	222304	9107	9/20/04	\$235,000	1280	0	7	1997	3	6721	N	N	15642 42ND AVE S
003	184000	0090	1/23/04	\$243,000	1290	700	7	1958	3	9903	N	N	17925 48TH AVE S
003	810860	0125	2/14/05	\$295,000	1290	610	7	1962	4	12324	N	N	15633 44TH AVE S
003	537980	2880	12/13/05	\$318,000	1290	500	7	1958	4	12750	N	N	4715 S 164TH ST
003	810860	0700	8/11/05	\$320,000	1290	1040	7	1956	3	13124	N	N	15819 42ND AVE S
003	537980	6145	7/11/06	\$321,000	1290	1100	7	1950	4	11600	N	N	4433 S 175TH ST
003	615420	0040	3/14/06	\$351,250	1290	400	7	1963	4	8308	N	N	15836 43RD AVE S
003	100340	0255	6/19/06	\$309,000	1290	0	7	1954	4	7848	N	N	3803 S 185TH ST
003	538160	0121	2/16/05	\$217,000	1300	570	7	1964	3	15010	N	N	4851 S 175TH ST
003	870050	0100	12/27/04	\$223,000	1300	630	7	1963	3	9600	N	N	5107 S 163RD PL
003	537980	5183	9/13/04	\$225,000	1300	0	7	1963	4	8400	N	N	4048 S 173RD ST
003	538160	0121	6/2/05	\$289,950	1300	570	7	1964	3	15010	N	N	4851 S 175TH ST
003	537980	3405	7/13/06	\$342,000	1300	830	7	1956	4	8400	N	N	4816 S 168TH ST
003	714800	0025	4/19/06	\$299,000	1300	0	7	1956	4	9600	N	N	4221 S 177TH ST
003	537980	2745	4/17/06	\$389,950	1300	0	7	1978	3	10531	N	N	16421 51ST AVE S
003	714760	0230	10/20/05	\$276,850	1310	0	7	1957	3	11142	N	N	17811 42ND AVE S
003	919860	0035	7/20/05	\$339,000	1310	400	7	1959	3	8594	N	N	16002 48TH AVE S
003	537980	2230	10/26/04	\$260,000	1320	580	7	1969	3	8700	N	N	3435 S 164TH ST
003	884930	0010	1/20/05	\$279,950	1320	800	7	1982	2	7941	Y	N	18136 51ST AVE S
003	537980	1515	11/14/05	\$277,000	1320	350	7	1962	4	8370	N	N	3253 S 162ND ST
003	538100	0311	5/19/06	\$260,000	1320	0	7	1954	3	7200	N	N	3738 S 173RD ST
003	339250	0055	11/2/05	\$316,300	1320	700	7	1959	3	9189	N	N	17708 43RD AVE S
003	537980	5885	12/7/05	\$285,000	1320	0	7	1993	3	7200	N	N	17412 42ND LN S
003	342304	9253	10/27/05	\$300,000	1320	0	7	1961	2	12682	Y	N	18410 MILITARY RD S

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	537980	0485	12/23/04	\$227,000	1330	0	7	1966	4	10872	N	N	4704 S 164TH ST
003	537980	0485	1/5/04	\$229,950	1330	0	7	1966	4	10872	N	N	4704 S 164TH ST
003	714760	0045	6/2/05	\$219,500	1330	0	7	1958	4	11750	N	N	17629 42ND AVE S
003	537980	4660	5/12/04	\$220,000	1340	800	7	1957	4	10400	Y	N	4825 S 170TH ST
003	537980	6390	1/19/05	\$258,450	1340	240	7	1940	5	11541	N	N	3450 S 176TH ST
003	537980	1998	6/24/04	\$235,000	1340	0	7	1966	3	8744	N	N	3221 S 164TH ST
003	433600	0115	10/24/05	\$302,000	1340	920	7	1978	3	13595	N	N	16611 33RD AVE S
003	537980	0390	10/27/05	\$255,500	1340	0	7	1957	4	10890	N	N	4904 S 164TH ST
003	537980	0463	5/11/06	\$322,000	1340	500	7	1972	4	9800	N	N	16300 47TH PL S
003	537980	3130	5/1/06	\$339,950	1340	620	7	1959	3	10175	N	N	4227 S 164TH ST
003	537980	0385	1/13/04	\$201,550	1350	0	7	1957	4	10890	N	N	4910 S 164TH ST
003	714760	0030	2/21/05	\$237,500	1350	0	7	1956	3	10619	N	N	17708 42ND AVE S
003	931490	0170	4/6/05	\$281,000	1350	210	7	1962	3	8480	N	N	4512 S 163RD PL
003	537980	2816	10/1/04	\$207,000	1360	0	7	1961	3	11175	N	N	4816 S 166TH ST
003	192260	0080	9/1/04	\$275,000	1360	570	7	1962	3	13055	N	N	16051 46TH AVE S
003	681840	0120	2/16/06	\$310,000	1360	480	7	1961	3	11260	N	N	5137 S 164TH ST
003	812520	0280	2/15/05	\$270,000	1370	600	7	1966	3	7842	Y	N	16806 53RD AVE S
003	812520	0280	5/30/06	\$360,000	1370	600	7	1966	3	7842	Y	N	16806 53RD AVE S
003	807680	0055	2/19/05	\$220,000	1380	0	7	1958	4	8710	N	N	16860 31ST AVE S
003	537980	6170	11/15/05	\$249,000	1380	0	7	1956	3	10160	Y	N	4409 S 175TH ST
003	432640	0015	11/18/05	\$247,000	1380	0	7	1957	3	11407	Y	N	18017 MILITARY RD S
003	432720	0015	8/3/04	\$202,700	1390	0	7	1957	3	8400	N	N	18219 44TH AVE S
003	812520	0300	10/31/05	\$295,000	1390	0	7	1955	4	13502	Y	N	16828 53RD AVE S
003	537980	4700	7/21/06	\$424,950	1390	420	7	1966	4	27500	N	N	4651 S 170TH ST
003	537980	4740	8/30/04	\$235,000	1400	680	7	1978	3	8500	N	N	4617 S 170TH ST
003	537980	0003	2/22/06	\$320,000	1400	350	7	1957	4	10050	N	N	16036 42ND AVE S
003	537980	4811	4/4/05	\$246,950	1410	0	7	1990	3	11371	N	N	4324 S 171ST ST
003	537980	5730	2/22/05	\$324,000	1420	840	7	1978	4	24741	Y	N	17321 MILITARY RD S
003	222304	9100	11/16/05	\$294,000	1420	0	7	1994	3	7200	Y	N	4610 S 160TH ST
003	537980	4400	6/24/05	\$265,000	1420	0	7	1963	4	10265	N	N	17008 MILITARY RD S
003	432640	0050	10/20/04	\$190,000	1430	0	7	1955	2	8432	N	N	4816 S 182ND ST

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	807680	0060	6/22/04	\$212,000	1430	0	7	1958	4	8710	N	N	16868 31ST AVE S
003	537980	2040	8/31/05	\$324,000	1430	0	7	1991	3	19251	N	N	16405 34TH AVE S
003	537980	1525	9/23/05	\$358,000	1430	1050	7	1953	4	10800	N	N	16233 34TH AVE S
003	537980	1525	4/13/06	\$380,000	1430	1050	7	1953	4	10800	N	N	16233 34TH AVE S
003	432710	0040	5/11/04	\$206,250	1440	0	7	1957	4	8875	N	N	18024 47TH AVE S
003	538160	0087	3/28/06	\$230,000	1440	0	7	1961	3	8450	N	N	4741 S 175TH ST
003	538100	0411	7/25/05	\$319,000	1440	0	7	1986	3	7200	N	N	17314 38TH PL S
003	538160	0087	6/2/06	\$298,000	1440	0	7	1961	3	8450	N	N	4741 S 175TH ST
003	537980	0145	3/10/04	\$258,000	1450	580	7	1974	3	11250	N	N	16128 45TH AVE S
003	272304	9095	12/13/06	\$349,950	1450	780	7	1966	3	9872	N	N	17336 32ND AVE S
003	538040	0017	8/5/04	\$235,500	1460	0	7	1959	4	8700	N	N	16844 33RD AVE S
003	714780	0020	9/29/06	\$306,300	1460	0	7	1955	3	9762	N	N	18029 42ND AVE S
003	538040	0017	4/11/06	\$320,000	1460	0	7	1959	4	8700	N	N	16844 33RD AVE S
003	538100	0282	1/20/06	\$268,950	1470	0	7	1954	4	9913	N	N	17223 40TH AVE S
003	537980	2300	4/6/04	\$212,000	1480	0	7	1953	3	20075	N	N	3711 S 164TH ST
003	537980	4410	6/22/06	\$330,000	1480	80	7	1941	4	17978	N	N	17022 MILITARY RD S
003	537980	5145	6/26/04	\$229,950	1500	0	7	1951	3	17875	N	N	4238 S 173RD ST
003	443500	0621	7/28/05	\$256,000	1500	0	7	1955	3	10875	N	N	16809 34TH AVE S
003	810860	0064	3/23/04	\$243,500	1510	370	7	1967	3	12420	N	N	4416 S 156TH ST
003	884970	0050	7/15/04	\$285,000	1510	450	7	1966	4	8664	N	N	16223 49TH AVE S
003	432720	0010	11/7/05	\$257,400	1510	0	7	1957	3	8400	N	N	18211 44TH AVE S
003	538100	0420	1/18/05	\$225,000	1520	0	7	1957	4	12495	N	N	3905 S 173RD ST
003	714800	0195	7/7/04	\$226,000	1520	0	7	1956	3	11548	N	N	4362 S 179TH ST
003	184030	0270	8/25/04	\$216,500	1520	0	7	1960	3	8625	Y	N	17940 51ST AVE S
003	537980	0141	8/31/04	\$315,000	1520	930	7	1963	4	10800	N	N	4503 S 160TH ST
003	615420	0030	4/17/06	\$336,000	1520	310	7	1963	4	9514	N	N	15844 43RD AVE S
003	885880	0025	1/29/06	\$317,500	1520	1060	7	1959	3	12150	Y	N	16635 53RD AVE S
003	885880	0025	7/20/06	\$417,000	1520	1060	7	1959	3	12150	Y	N	16635 53RD AVE S
003	443600	0050	10/6/06	\$250,000	1530	0	7	1950	3	13975	N	N	4817 S 172ND PL
003	537980	6432	9/28/04	\$239,000	1530	0	7	1965	4	9234	N	N	3723 S 175TH ST
003	538100	0401	6/23/05	\$259,950	1540	0	7	1963	3	9166	N	N	17324 37TH PL S

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	537980	0765	11/9/06	\$435,000	1540	1000	7	1998	3	9687	N	N	16016 39TH LN S
003	714760	0295	4/3/06	\$298,500	1540	0	7	1957	3	11487	N	N	17820 42ND AVE S
003	537980	3773	10/26/04	\$185,000	1550	0	7	1965	3	8400	N	N	4024 S 168TH ST
003	885880	0005	11/29/05	\$329,200	1550	300	7	1958	4	12474	Y	N	16603 53RD AVE S
003	884930	0270	9/28/04	\$258,000	1560	0	7	1983	4	8404	Y	N	4921 S 181ST PL
003	884930	0270	4/6/05	\$264,000	1560	0	7	1983	4	8404	Y	N	4921 S 181ST PL
003	537980	1180	2/9/05	\$272,250	1560	140	7	1954	3	11400	N	N	3404 S 162ND ST
003	537980	2650	11/16/05	\$360,000	1560	0	7	1955	4	15000	N	N	3524 S 166TH ST
003	342304	9153	8/19/04	\$274,900	1580	0	7	1936	3	18581	N	N	18260 42ND AVE S
003	537980	4460	8/27/04	\$233,000	1590	0	7	1955	4	13039	N	N	4438 S 172ND ST
003	537980	6620	5/26/06	\$265,000	1590	0	7	1955	3	7121	N	N	3357 S 175TH ST
003	537980	4032	10/19/05	\$250,000	1600	0	7	1942	4	14310	N	N	4428 S 170TH ST
003	537980	3375	8/25/04	\$255,000	1610	0	7	1980	3	10850	N	N	5017 S 167TH ST
003	537980	1860	8/30/06	\$250,000	1620	920	7	1953	2	22000	N	N	3712 S 164TH ST
003	537980	5581	6/27/06	\$317,000	1620	650	7	1962	3	13500	N	N	4833 S 172ND ST
003	537980	5581	10/18/06	\$439,000	1620	650	7	1962	3	13500	N	N	4833 S 172ND ST
003	714850	0095	6/17/04	\$245,000	1630	0	7	1958	4	9045	N	N	18220 44TH AVE S
003	100360	0085	6/13/06	\$269,500	1640	0	7	1955	4	11400	N	N	18219 39TH AVE S
003	537980	4131	4/12/04	\$284,000	1650	700	7	1966	4	9000	Y	N	4668 S 170TH ST
003	537920	0165	8/12/05	\$230,000	1650	0	7	1952	3	12750	N	N	5134 S 168TH ST
003	537980	4131	9/13/06	\$382,000	1650	700	7	1966	4	9000	Y	N	4668 S 170TH ST
003	432500	0135	9/27/04	\$245,000	1670	0	7	1958	3	10932	N	N	18129 44TH AVE S
003	538100	0402	4/30/04	\$204,000	1680	0	7	1963	3	9167	N	N	17316 37TH PL S
003	537980	3740	12/8/06	\$272,500	1680	0	7	1942	3	9179	N	N	16649 MILITARY RD S
003	807680	0165	9/23/04	\$201,000	1700	0	7	1959	3	8600	N	N	3104 S 168TH PL
003	714800	0315	3/15/04	\$224,500	1720	0	7	1956	3	10137	N	N	17820 46TH AVE S
003	537980	4813	4/29/04	\$245,000	1740	760	7	1966	3	9316	N	N	17019 MILITARY RD S
003	537980	3010	11/3/04	\$360,000	1750	450	7	1949	5	23050	N	N	4409 S 164TH ST
003	810860	0043	3/21/05	\$369,950	1780	1640	7	1997	3	24410	N	N	4432 S 156TH ST
003	714800	0270	8/2/04	\$270,000	1800	0	7	1956	4	8623	N	N	4351 S 179TH ST
003	538100	0467	6/23/05	\$272,000	1800	0	7	1969	4	10000	N	N	3600 S 175TH ST

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	537980	1821	8/27/04	\$250,000	1810	0	7	1979	3	9600	Y	N	3738 S 164TH ST
003	537980	1821	11/3/04	\$293,200	1810	0	7	1979	3	9600	Y	N	3738 S 164TH ST
003	432500	0035	9/26/06	\$313,450	1810	0	7	1959	3	8739	N	N	4344 S 181ST ST
003	537980	4005	3/23/04	\$251,000	1840	0	7	1997	3	8116	N	N	16854 MILITARY RD S
003	537980	4015	2/22/05	\$275,000	1840	0	7	1997	3	7222	N	N	4414 S 170TH ST
003	807680	0105	3/3/05	\$250,000	1850	300	7	1958	4	8710	N	N	16869 31ST PL S
003	873280	0100	8/17/06	\$325,000	1880	0	7	1966	3	8362	N	N	4261 S 184TH ST
003	537980	5230	7/12/04	\$237,500	1900	320	7	1965	3	11200	N	N	4003 S 172ND ST
003	537980	2742	11/11/05	\$295,000	1900	0	7	1959	3	10531	N	N	16431 51ST AVE S
003	537980	5230	12/20/06	\$359,000	1900	320	7	1965	3	11200	N	N	4003 S 172ND ST
003	100360	0115	9/1/04	\$253,950	1950	0	7	1956	5	14371	Y	N	18309 38TH AVE S
003	537980	3370	1/13/05	\$316,000	1950	0	7	1946	3	37514	N	N	4654 S 168TH ST
003	537980	0483	4/26/05	\$289,500	1960	0	7	1995	3	8400	Y	N	16224 47TH AVE S
003	812520	0282	12/1/05	\$357,096	1960	0	7	2005	3	6568	Y	N	16802 53RD AVE S
003	184000	0075	5/12/05	\$269,590	1960	0	7	1957	3	10735	N	N	4719 S 179TH ST
003	272304	9091	4/29/04	\$230,000	1990	0	7	1958	4	10185	N	N	17216 32ND AVE S
003	272304	9091	1/21/06	\$245,000	1990	0	7	1958	4	10185	N	N	17216 32ND AVE S
003	537980	6190	7/15/05	\$320,000	2010	0	7	1976	4	11600	N	N	4255 S 175TH ST
003	100380	0025	5/5/05	\$270,000	2020	0	7	1955	3	8453	N	N	18619 32ND AVE S
003	537980	3980	1/20/04	\$260,000	2030	450	7	1937	4	20873	Y	N	16834 MILITARY RD S
003	812520	0281	11/18/05	\$359,950	2040	0	7	2005	3	6543	Y	N	16806 53RD AVE S
003	885880	0075	4/28/05	\$375,000	2090	1390	7	1963	5	12668	Y	N	16660 53RD AVE S
003	885880	0075	9/28/06	\$435,000	2090	1390	7	1963	5	12668	Y	N	16660 53RD AVE S
003	714780	0070	2/17/06	\$320,000	2160	0	7	1955	3	10500	N	N	18042 42ND AVE S
003	184030	0190	11/2/04	\$290,500	2240	0	7	1961	4	8352	Y	N	17812 51ST AVE S
003	537980	0304	5/1/06	\$361,000	2290	0	7	1996	3	10530	N	N	16051 51ST AVE S
003	537980	4555	7/18/06	\$422,000	2570	0	7	1994	3	9583	N	N	4746 S 172ND ST
003	812520	0233	10/11/04	\$256,200	2620	0	7	1980	3	11000	N	N	17075 53RD AVE S
003	812520	0233	8/29/06	\$349,999	2620	0	7	1980	3	11000	N	N	17075 53RD AVE S
003	537980	5775	7/15/04	\$385,000	1450	1220	8	1956	4	13015	N	N	4458 S 175TH ST
003	222304	9103	5/13/04	\$312,500	1590	480	8	1997	3	10781	N	N	4648 S 160TH ST

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	538100	0257	7/1/05	\$366,000	1660	1080	8	2003	3	7717	N	N	17223 37TH LN S
003	538100	0257	1/20/05	\$385,000	1660	1080	8	2003	3	7717	N	N	17223 37TH LN S
003	537980	2232	7/2/04	\$295,000	1670	0	8	1926	4	15716	N	N	3439 S 164TH ST
003	537980	3275	4/6/05	\$315,000	1680	0	8	1991	3	12500	N	N	4420 S 168TH ST
003	185350	0030	4/22/05	\$347,000	1840	0	8	1993	3	7150	N	N	17762 50TH CT S
003	222304	9105	7/14/04	\$370,000	1860	0	8	1995	3	9735	N	N	4652 S 160TH ST
003	185350	0240	9/30/04	\$359,555	1890	980	8	1998	3	5420	Y	N	4836 S 177TH CT
003	885805	0130	5/2/06	\$385,000	1940	0	8	1994	3	7653	N	N	17816 50TH CT S
003	537980	3970	4/12/06	\$390,000	1960	0	8	1959	4	31585	N	N	16822 MILITARY RD S
003	537980	1427	9/7/04	\$290,358	2010	0	8	2004	3	9085	N	N	3256 S 162ND ST
003	537920	0140	7/14/05	\$345,000	2060	0	8	2001	3	8799	N	N	5125 S 166TH LN
003	537980	4362	8/11/05	\$359,950	2076	0	8	2005	3	7200	N	N	16824 44TH LN S
003	537980	4361	8/23/05	\$362,950	2080	0	8	2005	3	7252	N	N	16816 44TH LN S
003	885880	0053	4/13/06	\$405,950	2110	0	8	2006	3	6506	N	N	16620 53RD AVE S
003	810860	0580	7/20/05	\$314,950	2117	0	8	2005	3	6722	N	N	15826 42ND AVE S
003	810860	0505	8/4/05	\$376,000	2148	0	8	2005	3	30898	N	N	4272 S 160TH ST
003	885805	0120	4/14/04	\$309,500	2160	0	8	1995	3	8380	Y	N	17810 50TH CT S
003	185350	0300	7/28/04	\$319,555	2160	0	8	1997	3	7699	N	N	4873 S 177TH CT
003	537980	4210	9/22/04	\$330,000	2170	0	8	2000	3	7200	N	N	4845 S 168TH ST
003	538100	0390	5/17/06	\$418,000	2170	0	8	2001	3	10000	N	N	3605 S 173RD ST
003	885805	0040	1/20/05	\$339,000	2220	0	8	1995	3	7281	N	N	17815 50TH CT S
003	885805	0040	8/28/06	\$437,000	2220	0	8	1995	3	7281	N	N	17815 50TH CT S
003	810860	0504	4/5/05	\$339,950	2260	0	8	2005	3	7751	N	N	4276 S 160TH ST
003	185350	0060	4/22/05	\$365,000	2280	0	8	1993	3	8522	N	N	17744 50TH CT S
003	538100	0459	6/23/05	\$352,000	2296	0	8	2005	3	7206	N	N	3724 S 175TH ST
003	537980	4522	9/22/05	\$489,000	2310	900	8	2000	3	8125	N	N	4716 S 172ND ST
003	537980	4280	5/20/04	\$330,000	2380	0	8	2003	3	8400	N	N	4648 S 170TH ST
003	537980	0472	1/13/04	\$329,950	2390	0	8	2003	3	7000	N	N	4724 S 164TH ST
003	537980	4886	2/11/04	\$302,000	2510	0	8	2003	3	7751	N	N	17041 42ND LN S
003	537980	0505	11/8/05	\$375,000	2514	0	8	2005	3	10019	N	N	4630 S 164TH ST
003	810860	0503	4/5/05	\$369,950	2609	0	8	2005	3	9393	N	N	4280 S 160TH ST

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	537980	0471	10/27/04	\$386,000	2710	0	8	2004	3	8000	N	N	4724 S 164TH ST
003	537980	6490	12/17/04	\$350,000	3090	0	8	2003	3	11657	N	N	3848 S 176TH ST
003	342304	9068	5/31/05	\$520,000	3820	700	8	2000	3	7939	N	N	5039 S 178TH ST
003	885880	0052	7/31/06	\$437,750	1840	640	9	2006	3	6512	N	N	16618 53RD AVE S
003	779640	0190	1/15/04	\$460,750	1930	1130	9	1988	3	11010	Y	N	16416 53RD PL S
003	779640	0150	7/5/06	\$400,000	1930	0	9	1989	3	12885	N	N	16432 53RD PL S
003	537980	2739	7/25/06	\$444,450	2170	0	9	2001	3	6920	Y	N	16435 51ST AVE S
003	537980	6140	4/26/06	\$550,000	2440	0	9	2005	3	10730	N	N	4440 S 176TH ST
003	885880	0051	5/24/06	\$427,000	2500	0	9	2006	3	6500	N	N	11616 53RD AVE S
003	885880	0050	5/31/06	\$434,950	2500	0	9	2006	3	6503	Y	N	16614 53RD AVE S
003	537920	0204	1/27/05	\$550,000	2540	820	9	2003	3	7499	Y	N	5305 SLADE WAY
003	537980	2975	4/4/06	\$545,000	2590	0	9	2006	3	10903	N	N	16426 44TH CT S
003	537980	2974	4/3/06	\$553,000	2600	0	9	2006	3	10903	N	N	16421 44TH CT S
003	537980	6165	4/11/06	\$575,000	2880	0	9	2005	3	11600	N	N	
003	779640	0090	10/5/06	\$735,000	3150	0	9	1989	3	11422	Y	N	16456 53RD PL S
003	537980	6080	3/22/06	\$579,950	3379	0	9	2005	3	10210	N	N	4459 S 175TH ST
003	537980	3820	9/12/06	\$600,000	3560	0	9	2006	3	12500	N	N	

Improved Sales Removed from this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	121800	0410	6/10/05	\$180,000	NON-REPRESENTATIVE SALE
001	121800	0501	1/17/05	\$222,500	RELATED PARTY, FRIEND, OR NEIGHBOR
001	121800	0590	5/27/04	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	121800	0615	6/15/04	\$250,000	NON-REPRESENTATIVE SALE
001	121800	0715	2/19/04	\$206,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
001	121800	0790	5/30/06	\$75,000	DOR RATIO;OBSOL
001	121800	0790	10/27/06	\$212,000	OBSOL
001	121900	0165	9/20/05	\$140,000	SAS OUTLIER
001	121900	0185	3/23/06	\$303,000	ESTATE ADMINISTRATOR OR EXECUTOR
001	121900	0215	3/24/05	\$171,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	121900	0450	11/10/04	\$95,000	DOR RATIO
001	143080	0008	6/25/04	\$180,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
001	143080	0182	4/12/04	\$67,800	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
001	143080	0212	7/24/06	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	143080	0238	10/13/04	\$85,956	DOR RATIO;IMP COUNT;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	192304	9164	9/2/05	\$660,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	192304	9304	6/15/04	\$453,875	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
001	297080	0134	5/26/05	\$105,000	DOR RATIO
001	399020	0061	1/15/04	\$225,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
001	399020	0105	4/13/04	\$176,400	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
001	399020	0126	4/12/05	\$171,000	DOR RATIO
001	447640	0290	5/25/04	\$222,500	OBSOL;EASEMENT OR RIGHT-OF-WAY
001	690220	0245	8/25/04	\$22,376	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; QUIT CLAIM DEED; AND OTHER WARNINGS
001	690220	0345	6/14/06	\$265,000	RELOCATION - SALE BY SERVICE
001	690220	0345	7/13/06	\$265,000	RELOCATION - SALE TO SERVICE
001	763580	0119	8/17/04	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	763580	0120	5/22/06	\$155,975	IMP COUNT;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
001	763580	0130	10/5/04	\$245,000	BOX PLOT OUTLIER
001	763580	0133	6/11/04	\$122,500	DOR RATIO
001	763580	0220	2/2/05	\$169,000	DOR RATIO;IMP COUNT
001	763580	0370	12/1/06	\$305,000	IMP COUNT
001	763580	0520	6/8/04	\$180,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

001	763580	0540	10/16/06	\$134,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; QUIT CLAIM DEED; AND OTHER WARNINGS
001	763580	0580	5/10/04	\$79,000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
001	763580	0820	12/12/05	\$518,000	IMP COUNT
001	763580	0841	11/3/04	\$277,500	IMP COUNT
001	763580	0921	4/26/04	\$190,000	NON-REPRESENTATIVE SALE
001	933480	0040	7/17/06	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	933480	0105	10/27/05	\$187,500	SAS OUTLIER
001	933480	0175	6/17/04	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	933540	0025	3/10/04	\$258,000	UNFIN AREA
001	933540	0025	5/12/06	\$379,000	UNFIN AREA
001	933540	0055	3/24/04	\$211,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	933540	0080	5/25/04	\$180,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
001	990000	0085	4/6/04	\$220,000	ESTATE ADMINISTRATOR OR EXECUTOR
001	990000	0170	10/30/06	\$110,250	DOR RATIO;QUIT CLAIM DEED
001	990000	0175	5/22/06	\$126,667	DOR RATIO
001	990000	0175	5/22/06	\$126,667	DOR RATIO;QUIT CLAIM DEED
001	990000	0280	4/13/05	\$171,000	DOR RATIO
001	990000	0365	8/18/04	\$92,500	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	990000	0425	6/22/06	\$323,000	IMP COUNT
001	990000	0427	2/24/05	\$178,400	ESTATE ADMINISTRATOR OR EXECUTOR
001	990000	0431	5/10/04	\$260,000	IMP COUNT
002	023640	0020	2/25/05	\$205,000	ESTATE ADMINISTRATOR OR EXECUTOR
002	023640	0100	10/21/05	\$255,500	ESTATE ADMINISTRATOR OR EXECUTOR
002	023650	0140	2/25/05	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	023650	0180	1/13/05	\$135,333	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
002	023650	0190	6/22/05	\$235,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	023800	0010	8/15/05	\$116,000	DOR RATIO;QUIT CLAIM DEED
002	023800	0068	7/11/05	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	023800	0189	4/1/06	\$130,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	023800	0192	5/10/04	\$145,000	DOR RATIO
002	023800	0194	9/28/04	\$240,000	PREVIMP<=25K
002	023800	0199	5/7/04	\$190,000	DOR RATIO
002	023800	0216	4/22/05	\$475,000	IMP COUNT
002	023900	0060	2/18/04	\$370,000	SAS OUTLIER
002	023900	0060	4/12/05	\$380,000	NON-REPRESENTATIVE SALE
002	023900	0200	7/19/04	\$390,000	ESTATE ADMINISTRATOR OR EXECUTOR
002	023900	0220	6/21/04	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	023900	0510	10/7/05	\$107,040	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	023900	0554	6/27/05	\$86,742	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS

Improved Sales Removed from this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

002	024000	0056	10/23/06	\$245,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	024000	0080	3/20/06	\$545,000	ESTATE ADMINISTRATOR OR EXECUTOR
002	024000	0261	7/17/06	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	024000	0267	4/13/04	\$519,000	IMP COUNT
002	024000	0269	8/2/05	\$95,361	DOR RATIO
002	024000	0345	4/22/05	\$345,000	IMP COUNT
002	024000	0371	2/16/05	\$184,950	UNFIN AREA
002	024000	0385	5/18/04	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
002	024000	0410	1/27/04	\$145,000	FORCED SALE
002	024600	0035	8/6/04	\$135,500	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
002	052204	9005	11/24/04	\$400,000	BUILDER OR DEVELOPER SALES
002	052204	9141	5/23/05	\$262,000	ESTATE ADMINISTRATOR OR EXECUTOR
002	085400	0110	4/27/04	\$225,100	ESTATE ADMINISTRATOR OR EXECUTOR
002	085400	0175	5/26/04	\$200,000	ESTATE ADMINISTRATOR OR EXECUTOR
002	100120	0025	6/10/05	\$227,010	EXEMPT FROM EXCISE TAX
002	100120	0040	2/25/04	\$107,000	DOR RATIO;QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
002	100120	0045	3/16/05	\$165,000	SAS OUTLIER
002	202304	9123	6/23/05	\$399,950	ACTIVE PERMIT BEFORE SALE>25K
002	202304	9146	8/7/06	\$20,800	DOR RATIO
002	202304	9211	12/7/04	\$370,000	NO MARKET EXPOSURE
002	202304	9539	1/11/05	\$207,037	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
002	207680	0150	5/4/06	\$104,059	DOR RATIO
002	254650	0090	8/30/04	\$107,337	DOR RATIO;QUIT CLAIM DEED
002	278140	0040	9/30/05	\$271,000	ESTATE ADMINISTRATOR OR EXECUTOR
002	292304	9326	2/23/05	\$231,000	UNFIN AREA
002	292304	9353	8/1/06	\$329,000	UNFIN AREA;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	322304	9131	3/1/04	\$48,500	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	342304	9277	6/7/05	\$492,250	BANKRUPTCY - RECEIVER OR TRUSTEE
002	350980	0150	6/12/04	\$83,589	DOR RATIO
002	363900	0045	12/8/05	\$220,000	ESTATE ADMINISTRATOR OR EXECUTOR
002	363900	0140	11/16/04	\$233,000	ESTATE ADMINISTRATOR OR EXECUTOR
002	363900	0145	6/2/06	\$105,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
002	391740	0100	4/13/04	\$123,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	392640	0015	11/14/06	\$344,000	NO MARKET EXPOSURE
002	394440	0010	1/26/06	\$208,281	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
002	443800	0240	7/14/04	\$152,865	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	443880	0075	2/11/04	\$170,000	ESTATE ADMINISTRATOR OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

002	507150	0030	1/30/04	\$135,000	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
002	507150	0040	11/23/04	\$172,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
002	507150	0040	11/24/06	\$104,810	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	520620	0045	4/11/05	\$175,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	523580	0085	1/12/05	\$113,500	BOX PLOT OUTLIER
002	524540	0090	5/4/06	\$230,000	ESTATE ADMINISTRATOR OR EXECUTOR
002	524540	0115	4/14/04	\$153,456	QUIT CLAIM DEED; STATEMENT TO DOR
002	524540	0165	6/18/04	\$160,000	SAS OUTLIER
002	524560	0025	7/25/05	\$210,100	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	524570	0020	11/6/06	\$275,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	612120	0025	9/16/05	\$81,545	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	612240	0025	12/3/04	\$245,500	ESTATE ADMINISTRATOR OR EXECUTOR
002	612300	0055	1/29/04	\$168,000	SAS OUTLIER
002	612300	0235	7/2/06	\$355,500	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
002	612300	0360	1/10/06	\$240,000	BUILDER OR DEVELOPER SALES
002	612360	0070	10/19/04	\$118,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
002	612360	0305	12/28/05	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	725000	0086	11/21/05	\$279,000	RELOCATION - SALE BY SERVICE
002	725000	0086	11/21/05	\$279,000	RELOCATION - SALE TO SERVICE
002	725000	0146	11/9/06	\$519,000	SAS OUTLIER
002	784420	0440	12/2/04	\$194,025	RELATED PARTY, FRIEND, OR NEIGHBOR
002	807390	0070	4/6/05	\$160,000	DOR RATIO
002	809780	0020	6/23/06	\$310,000	ESTATE ADMINISTRATOR OR EXECUTOR
002	809780	0040	8/30/05	\$215,000	ESTATE ADMINISTRATOR OR EXECUTOR
002	809780	0070	4/27/04	\$196,500	ESTATE ADMINISTRATOR OR EXECUTOR
002	943260	0010	4/19/05	\$192,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	955820	0030	4/6/04	\$143,320	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	955820	0195	7/29/06	\$201,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	955820	0200	12/8/05	\$275,000	OBSOL
002	955880	0135	3/16/04	\$204,000	ESTATE ADMINISTRATOR OR EXECUTOR
003	100300	0090	7/8/04	\$190,500	BUILDER OR DEVELOPER SALES
003	100340	0060	3/6/06	\$96,400	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
003	100340	0275	4/13/06	\$280,000	ESTATE ADMINISTRATOR OR EXECUTOR
003	100380	0030	11/3/04	\$211,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	115720	0072	8/4/06	\$415,000	SAS OUTLIER
003	156560	0020	5/10/04	\$195,700	RELATED PARTY, FRIEND, OR NEIGHBOR
003	184000	0045	4/26/06	\$268,000	BUILDER OR DEVELOPER SALES
003	184040	0110	1/7/04	\$148,000	DOR RATIO;IMP COUNT;STATEMENT TO DOR
003	185350	0190	11/9/05	\$375,450	OBSOL

Improved Sales Removed from this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

003	222304	9011	7/23/04	\$83,658	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	222304	9060	8/23/05	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	342304	9140	11/30/04	\$50,148	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	342304	9230	6/6/05	\$120,970	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	342304	9288	11/2/05	\$29,300	DOR RATIO;QUIT CLAIM DEED
003	352304	9059	9/22/05	\$165,000	QUIT CLAIM DEED
003	432700	0075	1/14/05	\$139,833	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
003	432730	0005	4/7/06	\$20,000	DOR RATIO;QUIT CLAIM DEED
003	433600	0015	4/30/04	\$140,000	NON-REPRESENTATIVE SALE
003	433600	0020	3/24/04	\$206,450	BANKRUPTCY - RECEIVER OR TRUSTEE
003	433600	0035	2/13/04	\$212,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	433600	0035	12/6/04	\$229,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	433600	0040	11/9/06	\$400,000	SAS OUTLIER
003	433600	0040	5/24/04	\$155,250	ESTATE ADMINISTRATOR OR EXECUTOR
003	433600	0060	10/17/05	\$60,040	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	443500	0205	10/25/06	\$238,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	443500	0210	10/26/06	\$270,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	443500	0270	7/20/06	\$79,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
003	443500	0275	10/26/06	\$275,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	443500	0280	10/10/06	\$280,000	UNFIN AREA;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	443500	0295	4/23/04	\$257,000	OBSOL;UNFIN AREA
003	443500	0295	2/17/06	\$325,000	OBSOL;UNFIN AREA
003	443500	0320	5/20/04	\$165,000	ESTATE ADMINISTRATOR OR EXECUTOR
003	443500	0350	2/18/05	\$209,000	UNFIN AREA
003	443500	0350	9/13/06	\$305,800	UNFIN AREA
003	443500	0380	2/24/06	\$225,000	OBSOL
003	443500	0490	9/12/05	\$234,500	OBSOL;UNFIN AREA
003	443500	0540	4/13/04	\$150,000	SAS OUTLIER
003	443500	0590	3/16/06	\$236,300	IMP COUNT
003	443560	0010	1/18/05	\$122,698	NON-REPRESENTATIVE SALE
003	443560	0085	11/16/05	\$209,194	QUIT CLAIM DEED; STATEMENT TO DOR
003	443560	0095	4/19/06	\$80,000	DOR RATIO
003	443560	0215	10/19/05	\$150,000	ESTATE ADMINISTRATOR OR EXECUTOR
003	443560	0310	6/6/05	\$120,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	537920	0062	7/28/05	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	537920	0144	11/30/04	\$147,500	DOR RATIO
003	537980	0001	12/18/04	\$230,000	ESTATE ADMINISTRATOR OR EXECUTOR
003	537980	0004	2/26/05	\$235,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	537980	0120	6/28/04	\$238,000	ESTATE ADMINISTRATOR OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

003	537980	0250	6/21/06	\$295,000	RELOCATION - SALE BY SERVICE
003	537980	0438	1/13/04	\$194,000	ESTATE ADMINISTRATOR OR EXECUTOR
003	537980	0500	8/15/05	\$280,200	NO MARKET EXPOSURE
003	537980	0505	11/8/04	\$110,000	DOR RATIO
003	537980	0721	8/9/05	\$251,375	ESTATE ADMINISTRATOR OR EXECUTOR
003	537980	0860	5/18/04	\$178,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	537980	0860	2/6/04	\$168,795	EXEMPT FROM EXCISE TAX
003	537980	1350	10/19/06	\$279,150	ESTATE ADMINISTRATOR OR EXECUTOR
003	537980	1380	1/31/06	\$62,786	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	537980	1520	7/24/06	\$280,200	ESTATE ADMINISTRATOR OR EXECUTOR
003	537980	1530	1/2/04	\$132,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	537980	1675	7/14/05	\$242,500	OBSOL
003	537980	1710	4/19/06	\$59,554	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
003	537980	1810	9/23/05	\$86,560	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
003	537980	1820	8/27/04	\$110,000	SAS OUTLIER
003	537980	1964	10/13/05	\$190,000	DOR RATIO
003	537980	2560	11/18/04	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	537980	2660	11/16/05	\$165,000	NON-REPRESENTATIVE SALE
003	537980	2720	8/15/05	\$254,000	ESTATE ADMINISTRATOR OR EXECUTOR
003	537980	2932	3/15/06	\$119,950	PREVIMP<=25K;MOBILE HOME
003	537980	2970	11/22/04	\$115,000	SAS OUTLIER
003	537980	3150	7/12/06	\$94,835	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
003	537980	3220	6/27/06	\$330,500	SAS OUTLIER
003	537980	3475	10/28/05	\$170,000	BOX PLOT OUTLIER
003	537980	3730	6/21/06	\$125,000	PREVIMP<=25K
003	537980	3762	8/7/04	\$110,500	DOR RATIO
003	537980	3820	10/6/04	\$200,000	DOR RATIO
003	537980	3881	4/13/05	\$237,000	MOBILE HOME
003	537980	3895	8/10/04	\$138,000	DOR RATIO
003	537980	4202	3/16/05	\$195,000	MOBILE HOME
003	537980	4230	7/30/04	\$156,500	RELOCATION - SALE BY SERVICE
003	537980	4230	7/30/04	\$156,500	RELOCATION - SALE TO SERVICE
003	537980	4280	4/20/04	\$329,950	FULL SALES PRICE NOT REPORTED
003	537980	4326	9/26/05	\$382,000	ACTIVE PERMIT BEFORE SALE>25K;RELATED PARTY, FRIEND, OR NEIGHBOR
003	537980	4340	9/1/04	\$165,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	537980	4360	1/23/04	\$207,000	SEGREGATION AND/OR MERGER
003	537980	4595	11/12/04	\$188,500	EXEMPT FROM EXCISE TAX
003	537980	4602	8/30/06	\$120,000	DOR RATIO;QUIT CLAIM DEED
003	537980	4630	1/3/06	\$40,000	DOR RATIO;QUIT CLAIM DEED
003	537980	5370	8/15/06	\$334,950	UNFIN AREA
003	537980	5575	10/27/06	\$275,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
003	537980	5580	7/26/05	\$249,950	%NETCOND
003	537980	5775	3/15/06	\$345,000	QUESTIONABLE PER SALES IDENTIFICATION

Improved Sales Removed from this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

003	537980	6090	3/8/06	\$459,950	DOR RATIO;PREVIMP<=25K
003	537980	6215	2/12/04	\$162,500	OBSOL
003	537980	6314	1/11/05	\$123,000	SAS OUTLIER
003	538100	0021	9/11/06	\$290,500	ESTATE ADMINISTRATOR OR EXECUTOR
003	538100	0049	7/5/05	\$84,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
003	538100	0049	9/14/05	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	538100	0105	8/30/05	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	538100	0160	2/2/04	\$110,716	DOR RATIO
003	538100	0380	12/29/06	\$400,000	IMP COUNT
003	538100	0428	1/21/04	\$227,000	UNFIN AREA
003	538100	0450	6/15/05	\$241,800	MOBILE HOME
003	538160	0007	3/29/04	\$171,500	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
003	538160	0015	5/17/04	\$210,000	RELOCATION - SALE BY SERVICE
003	538160	0015	5/8/04	\$210,000	RELOCATION - SALE TO SERVICE
003	681840	0110	7/22/04	\$236,000	ESTATE ADMINISTRATOR OR EXECUTOR
003	714740	0185	1/4/06	\$256,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	714760	0010	2/17/05	\$172,660	BANKRUPTCY - RECEIVER OR TRUSTEE
003	714760	0180	12/23/04	\$214,000	1031 TRADE
003	714780	0045	8/15/05	\$245,500	OBSOL
003	714800	0015	10/24/06	\$275,950	ESTATE ADMINISTRATOR OR EXECUTOR
003	714850	0005	6/22/04	\$75,000	DOR RATIO;QUIT CLAIM DEED
003	779640	0150	1/11/04	\$300,000	SAS OUTLIER
003	810860	0141	1/9/04	\$69,969	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	810860	0201	10/27/06	\$111,921	DOR RATIO;QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
003	810860	0441	2/24/04	\$61,552	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
003	810860	0521	11/23/04	\$325,000	BUILDER OR DEVELOPER SALES
003	810860	0523	3/11/05	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
003	810860	0580	12/22/04	\$124,500	DOR RATIO
003	812520	0150	4/14/06	\$657,000	OBSOL
003	812520	0179	11/17/04	\$140,000	DOR RATIO;%COMPL
003	812520	0185	1/31/05	\$75,000	DOR RATIO;%COMPL
003	812520	0250	4/15/04	\$110,307	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
003	812520	0290	10/29/04	\$310,000	IMP COUNT
003	812520	0420	4/6/05	\$200,000	ESTATE ADMINISTRATOR OR EXECUTOR
003	885880	0035	10/26/06	\$120,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
003	885880	0070	10/26/05	\$284,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
003	885880	0075	10/25/05	\$465,000	NO MARKET EXPOSURE

Vacant Sales Used in this Annual Update Analysis
Area 96

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	192304	9132	5/26/2005	\$242,000	20,090	N	N
2	024000	0258	8/29/2006	\$67,000	7,759	N	N
2	052204	9163	6/22/2006	\$130,000	21,195	N	N
2	292304	9084	10/11/2005	\$864,000	267,023	N	N
2	391740	0130	5/15/2006	\$185,000	62,726	N	N
2	807390	0060	4/6/2005	\$135,000	7,256	N	N
3	537920	0113	11/10/2005	\$25,000	25,360	N	N
3	537920	0142	8/19/2005	\$200,000	9,327	N	N
3	537920	0220	1/13/2005	\$142,000	10,810	Y	N
3	537980	2860	11/10/2006	\$312,000	22,500	N	N
3	537980	4150	5/17/2004	\$115,000	17,875	N	N
3	537980	5700	12/28/2005	\$150,000	10,657	N	N
3	538100	0363	2/8/2005	\$70,000	12,150	N	N
3	810860	0760	10/11/2005	\$80,000	25,066	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 96

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	810860	0760	7/6/2005	\$27,000	DOR RATIO;PREVIMP<=25K
3	537920	0065	3/27/2006	\$525,000	DOR RATIO;PREVIMP<=25K;1031 TRADE
3	115720	0100	9/8/2006	\$23,500	DOR RATIO;PREVIMP<=25K;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	292304	9084	11/1/2006	\$4,465,000	DOR RATIO;PREVIMP<=25K
3	537980	0722	8/4/2005	\$162,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	443600	0011	12/4/2006	\$207,000	DOR RATIO;PREVIMP<=25K
2	292304	9132	11/21/2006	\$117,500	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	538100	0017	10/26/2005	\$117,500	PERS MH;PREVIMP<=25K
3	537980	3860	2/8/2006	\$145,000	DOR RATIO;PREVIMP<=25K
2	322304	9231	5/5/2004	\$335,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	537920	0220	7/31/2006	\$175,000	PREVIMP<=25K;RELATED PARTY, FRIEND, OR NEIGHBOR
2	391740	0170	6/13/2006	\$112,400	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
2	391740	0175	6/13/2006	\$112,400	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
3	538100	0363	8/11/2006	\$430,000	DOR RATIO;PREVIMP<=25K
3	537920	0065	5/26/2004	\$225,000	DOR RATIO;PREVIMP<=25K
2	292304	9025	12/20/2005	\$425,000	PREVIMP<=25K;GOVERNMENT AGENCY
3	443600	0010	5/25/2005	\$201,900	DOR RATIO;PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	784420	0250	8/14/2006	\$350,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K



**King County
Department of Assessments**

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 4, 2007

TO: Residential Appraisers

FROM: Scott Noble, Assessor

A handwritten signature in black ink that reads "Scott Noble".

SUBJECT: 2007 Revaluation for 2008 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr